

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Enumclaw / 41

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 635

Range of Sale Dates: 1/2004 - 12/2006

| <b>Sales – Improved Valuation Change Summary</b> |             |             |              |                   |              |             |
|--|-------------|-------------|--------------|-------------------|--------------|-------------|
|  | <b>Land</b> | <b>Imps</b> | <b>Total</b> | <b>Sale Price</b> | <b>Ratio</b> | <b>COV*</b> |
| <b>2006 Value</b>                                | \$80,600    | \$139,100   | \$219,700    | \$254,000         | 86.5%        | 13.86%      |
| <b>2007 Value</b>                                | \$92,300    | \$156,800   | \$249,100    | \$254,000         | 98.1%        | 13.83%      |
| <b>Change</b>                                    | +\$11,700   | +\$17,700   | +\$29,400    |                   | +11.6%       | -0.03%      |
| <b>% Change</b>                                  | +14.5%      | +12.7%      | +13.4%       |                   | +13.4%       | -0.22%      |

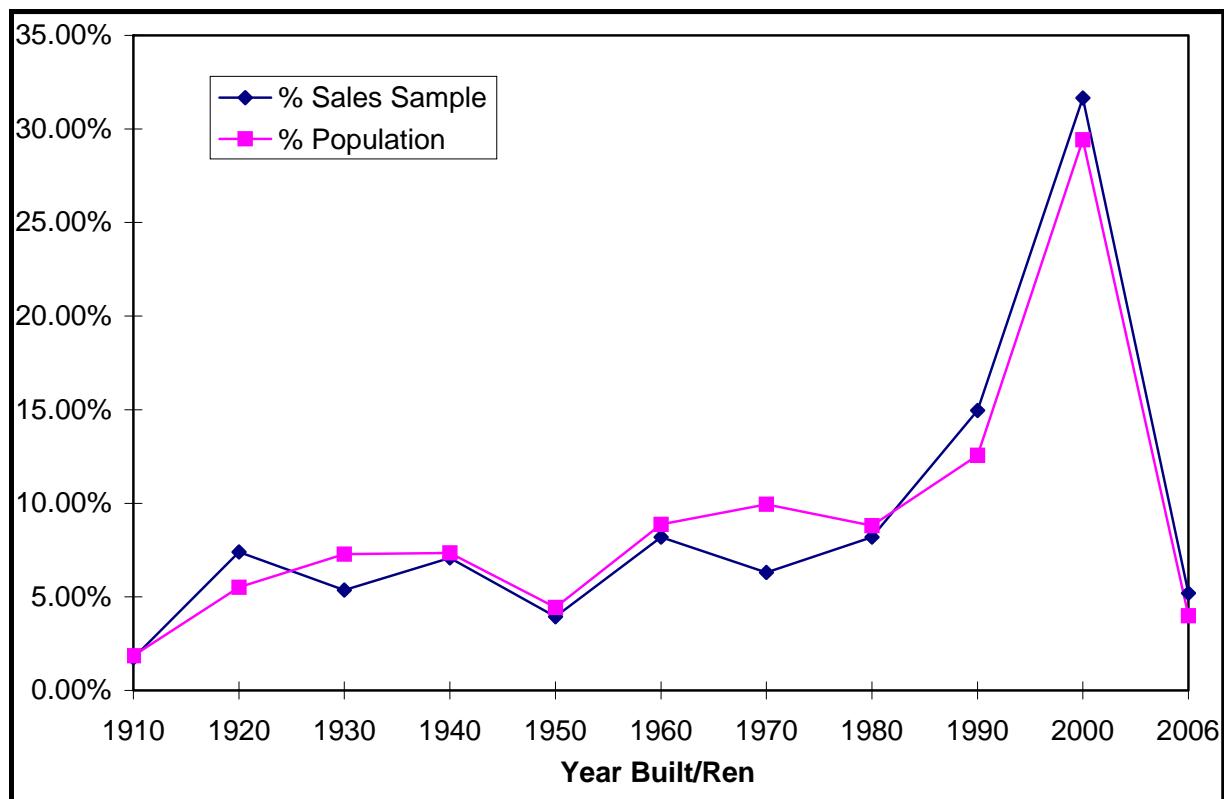
**COV**\* is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.03% and -0.22% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

| <b>Population - Improved Parcel Summary:</b> |             |             |              |
|--|-------------|-------------|--------------|
|  | <b>Land</b> | <b>Imps</b> | <b>Total</b> |
| <b>2006 Value</b>                            | \$82,900    | \$145,400   | \$228,300    |
| <b>2007 Value</b>                            | \$95,000    | \$164,000   | \$259,000    |
| <b>Percent Change</b>                        | +14.6%      | +12.8%      | +13.4%       |

### **Sales Sample Representation of Population - Year Built / Renovated**

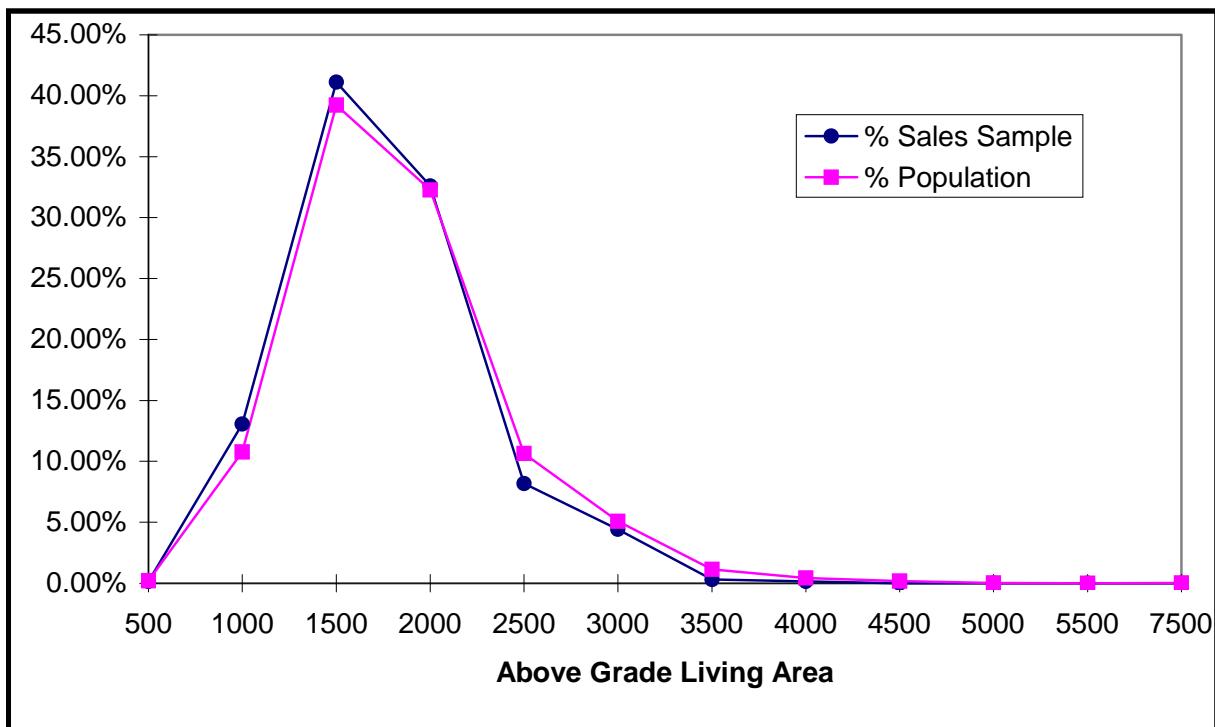
| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Year Built/Ren      | Frequency | % Sales Sample | Year Built/Ren    | Frequency | % Population |
| 1910                | 11        | 1.73%          | 1910              | 55        | 1.85%        |
| 1920                | 47        | 7.40%          | 1920              | 164       | 5.51%        |
| 1930                | 34        | 5.35%          | 1930              | 217       | 7.29%        |
| 1940                | 45        | 7.09%          | 1940              | 219       | 7.35%        |
| 1950                | 25        | 3.94%          | 1950              | 132       | 4.43%        |
| 1960                | 52        | 8.19%          | 1960              | 264       | 8.87%        |
| 1970                | 40        | 6.30%          | 1970              | 296       | 9.94%        |
| 1980                | 52        | 8.19%          | 1980              | 262       | 8.80%        |
| 1990                | 95        | 14.96%         | 1990              | 374       | 12.56%       |
| 2000                | 201       | 31.65%         | 2000              | 876       | 29.42%       |
| 2006                | 33        | 5.20%          | 2006              | 119       | 4.00%        |
|                     | 635       |                |                   | 2978      |              |



Sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

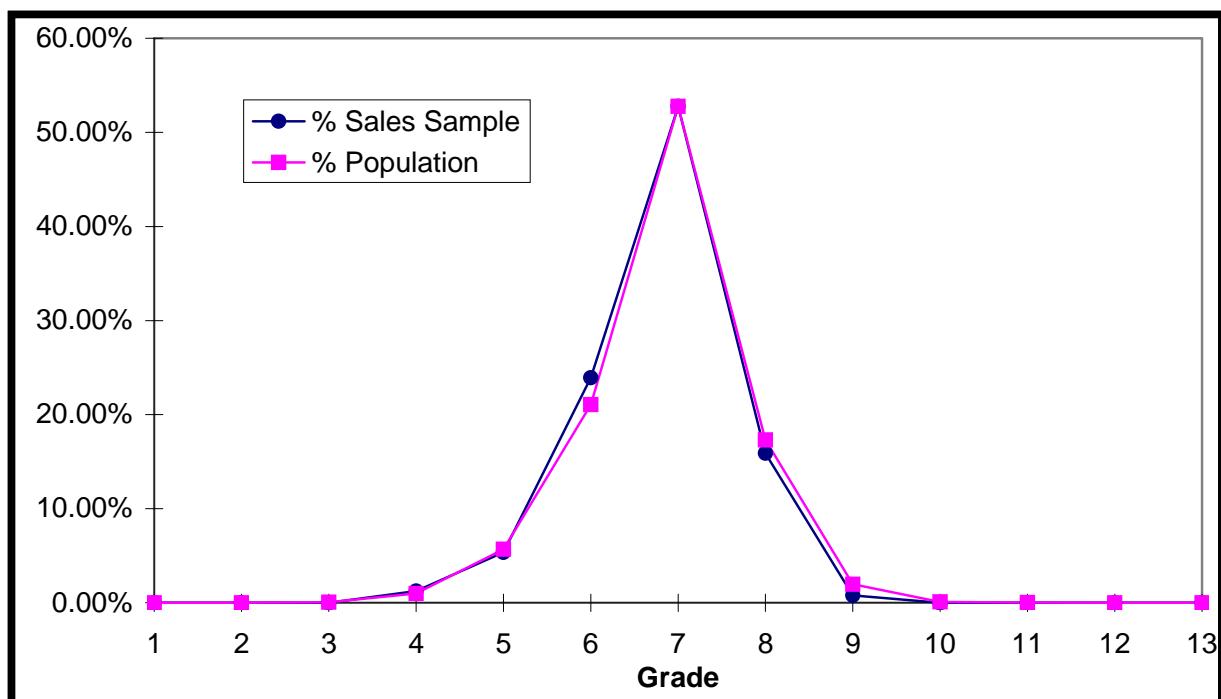
| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA                | Frequency | % Sales Sample | AGLA              | Frequency | % Population |
| 500                 | 1         | 0.16%          | 500               | 6         | 0.20%        |
| 1000                | 83        | 13.07%         | 1000              | 321       | 10.78%       |
| 1500                | 261       | 41.10%         | 1500              | 1168      | 39.22%       |
| 2000                | 207       | 32.60%         | 2000              | 961       | 32.27%       |
| 2500                | 52        | 8.19%          | 2500              | 317       | 10.64%       |
| 3000                | 28        | 4.41%          | 3000              | 151       | 5.07%        |
| 3500                | 2         | 0.31%          | 3500              | 34        | 1.14%        |
| 4000                | 1         | 0.16%          | 4000              | 13        | 0.44%        |
| 4500                | 0         | 0.00%          | 4500              | 5         | 0.17%        |
| 5000                | 0         | 0.00%          | 5000              | 1         | 0.03%        |
| 5500                | 0         | 0.00%          | 5500              | 0         | 0.00%        |
| 7500                | 0         | 0.00%          | 7500              | 1         | 0.03%        |
|                     | 635       |                |                   | 2978      |              |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

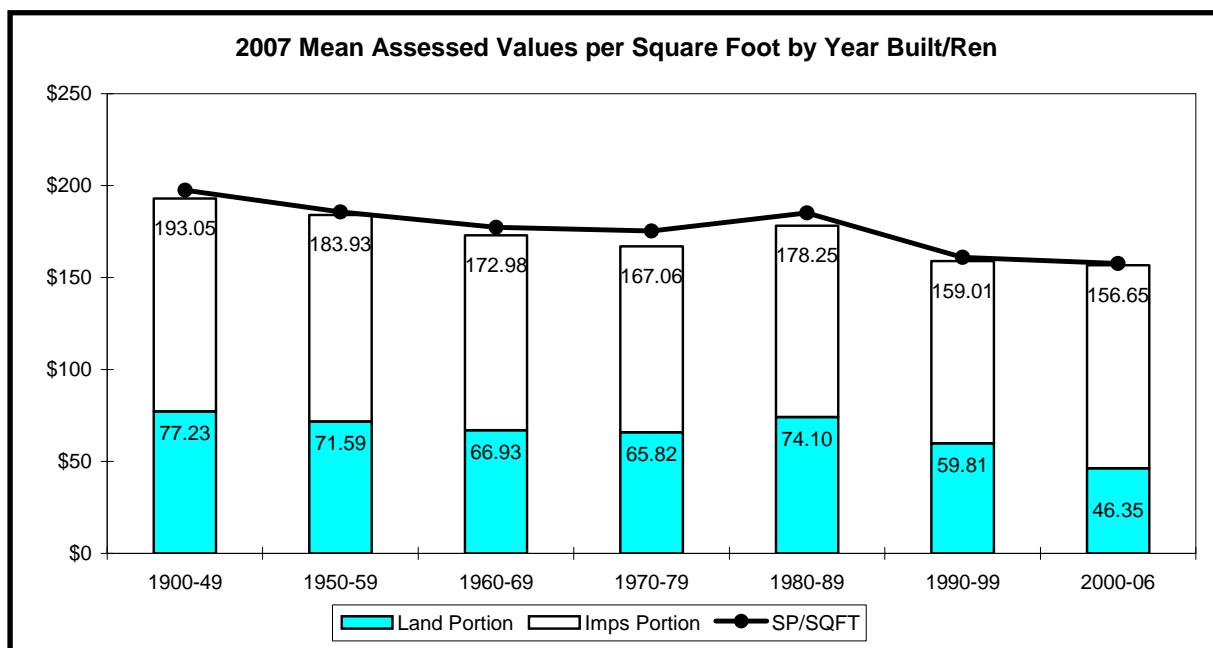
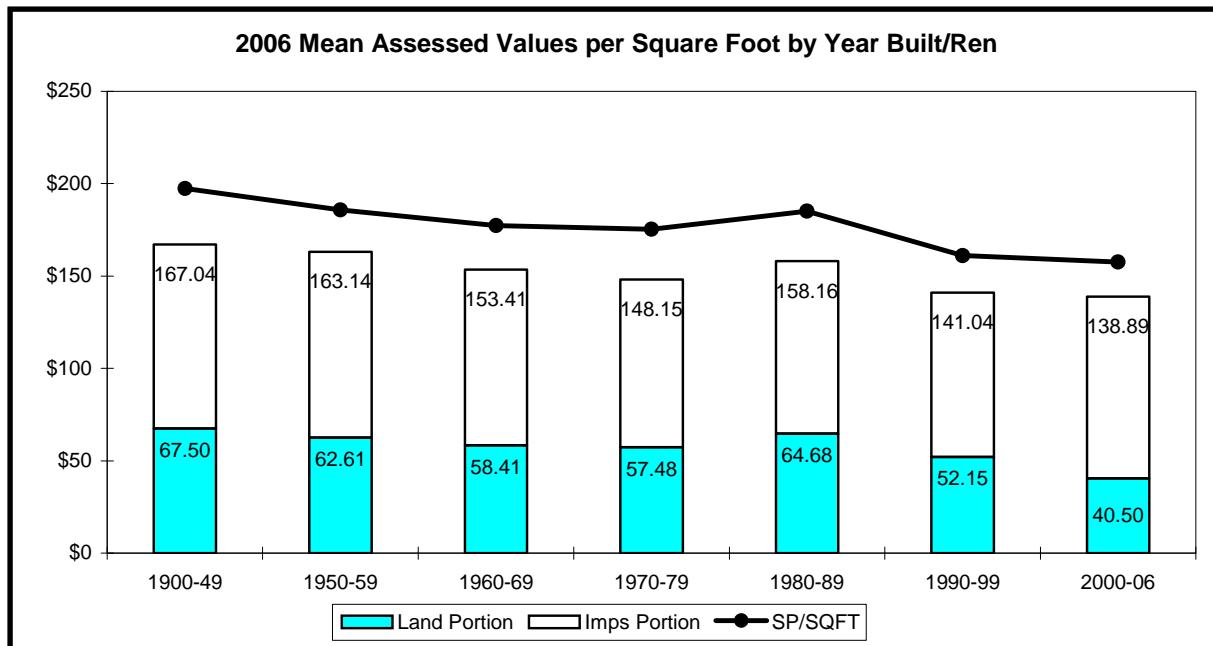
### **Sales Sample Representation of Population - Grade**

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade               | Frequency | % Sales Sample | Grade             | Frequency | % Population |
| 1                   | 0         | 0.00%          | 1                 | 0         | 0.00%        |
| 2                   | 0         | 0.00%          | 2                 | 0         | 0.00%        |
| 3                   | 0         | 0.00%          | 3                 | 2         | 0.07%        |
| 4                   | 8         | 1.26%          | 4                 | 29        | 0.97%        |
| 5                   | 34        | 5.35%          | 5                 | 170       | 5.71%        |
| 6                   | 152       | 23.94%         | 6                 | 627       | 21.05%       |
| 7                   | 335       | 52.76%         | 7                 | 1571      | 52.75%       |
| 8                   | 101       | 15.91%         | 8                 | 516       | 17.33%       |
| 9                   | 5         | 0.79%          | 9                 | 59        | 1.98%        |
| 10                  | 0         | 0.00%          | 10                | 3         | 0.10%        |
| 11                  | 0         | 0.00%          | 11                | 1         | 0.03%        |
| 12                  | 0         | 0.00%          | 12                | 0         | 0.00%        |
| 13                  | 0         | 0.00%          | 13                | 0         | 0.00%        |
|                     |           | 635            |                   |           | 2978         |



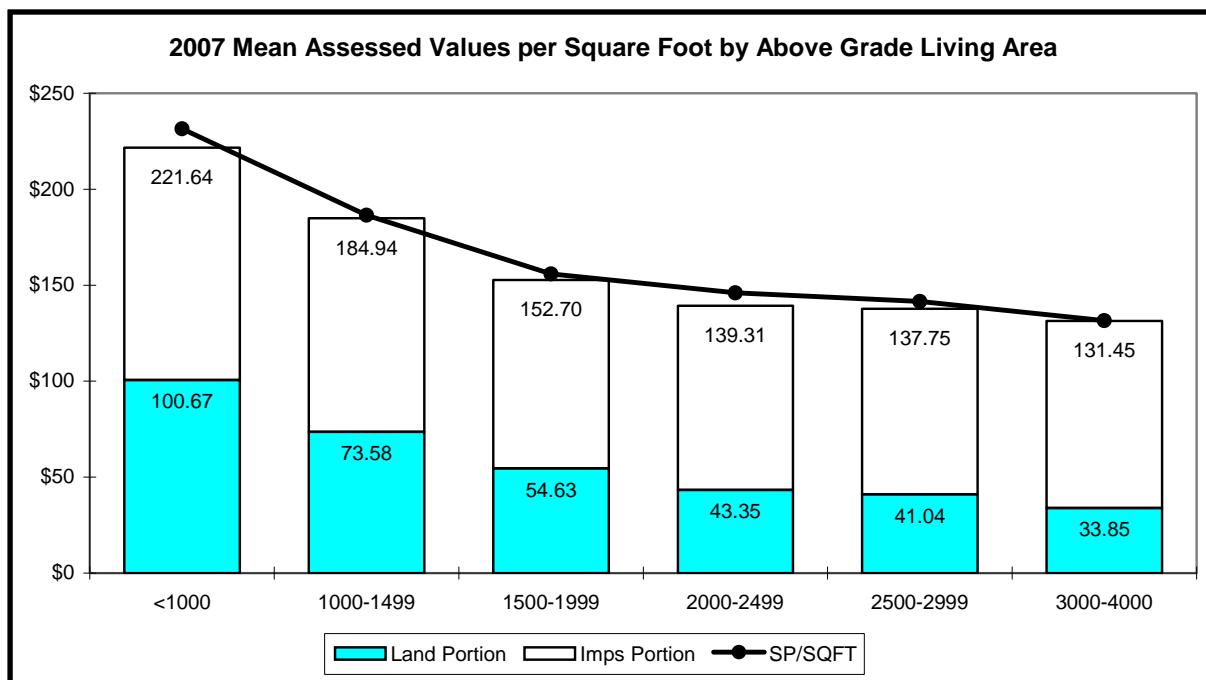
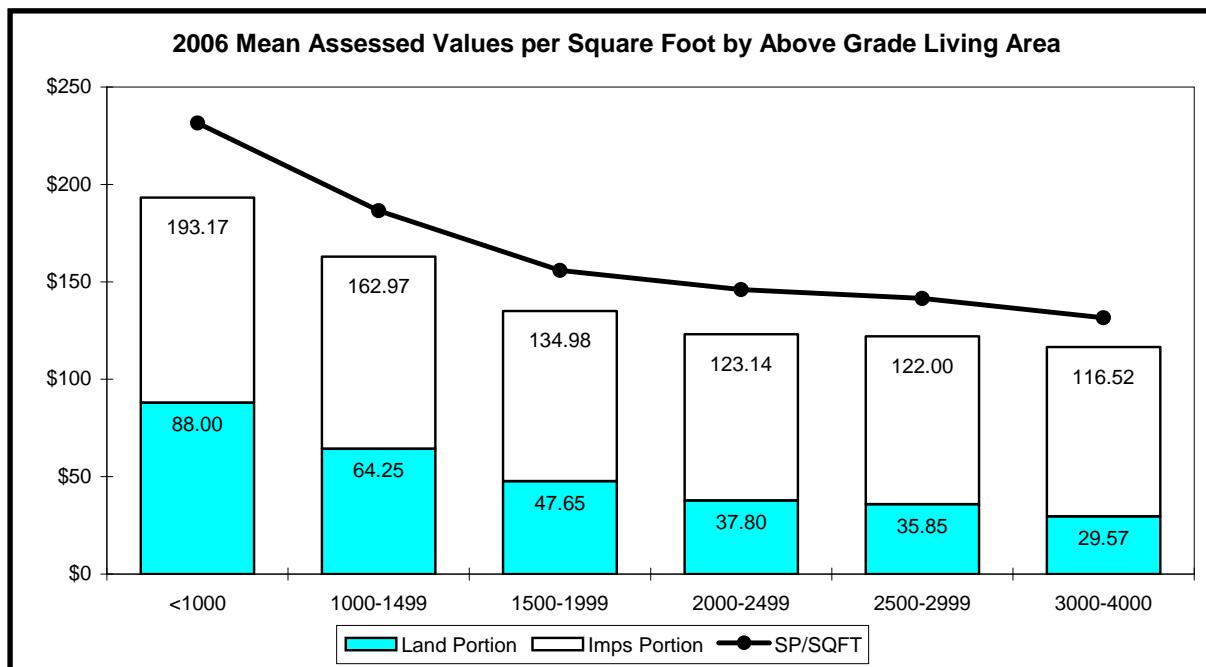
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



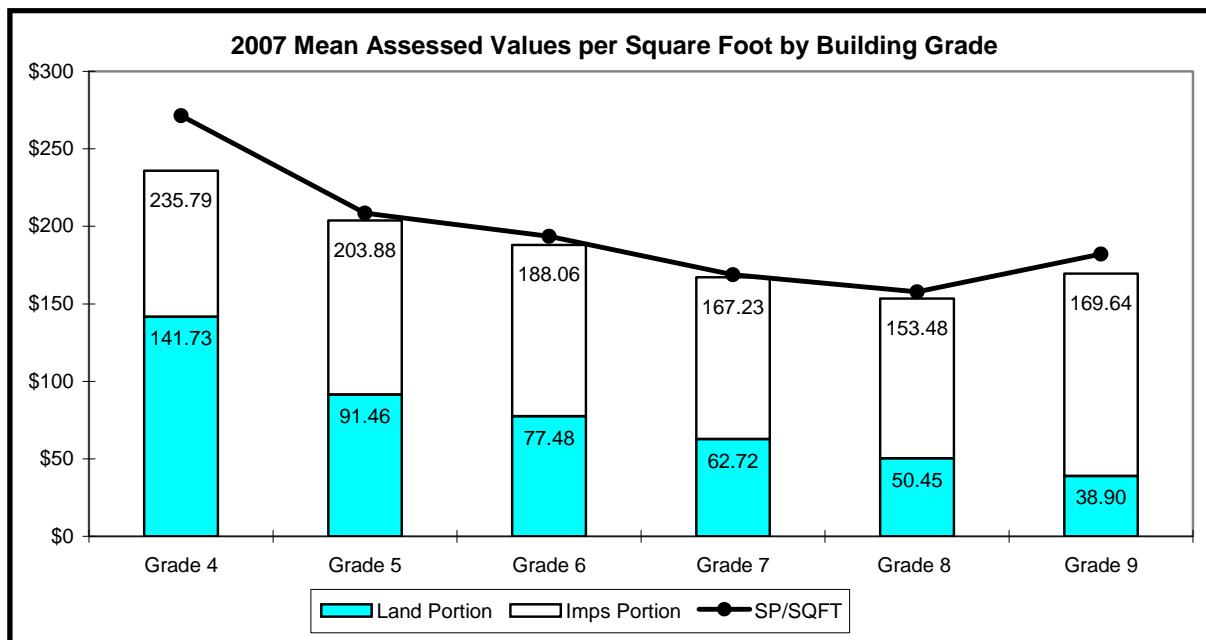
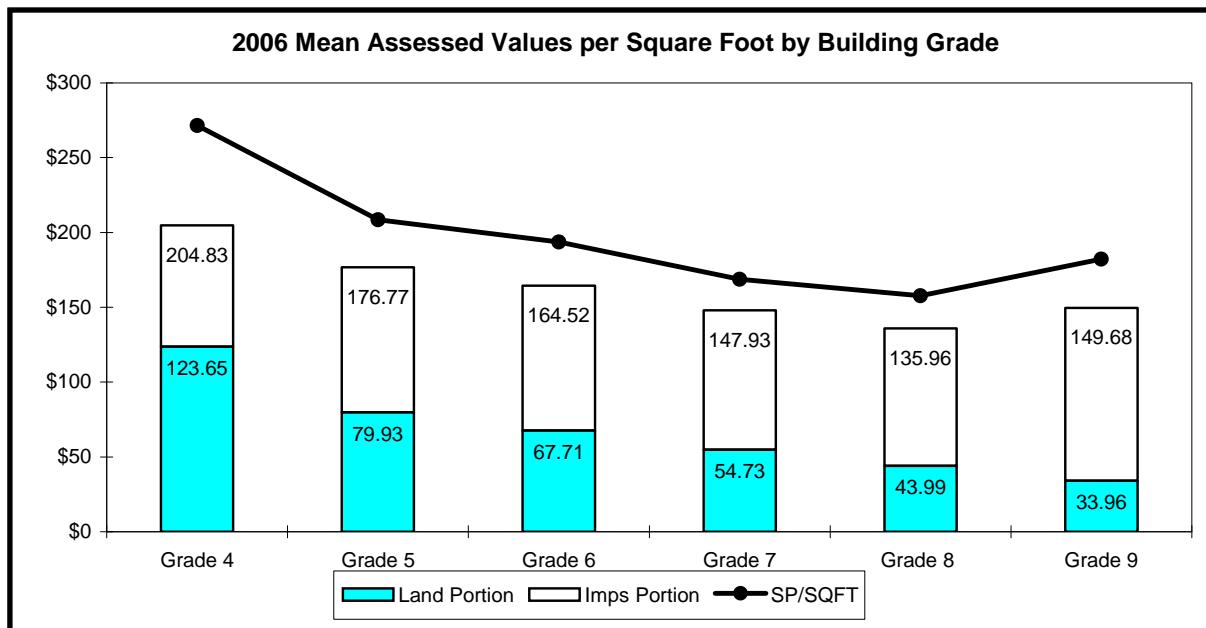
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area***



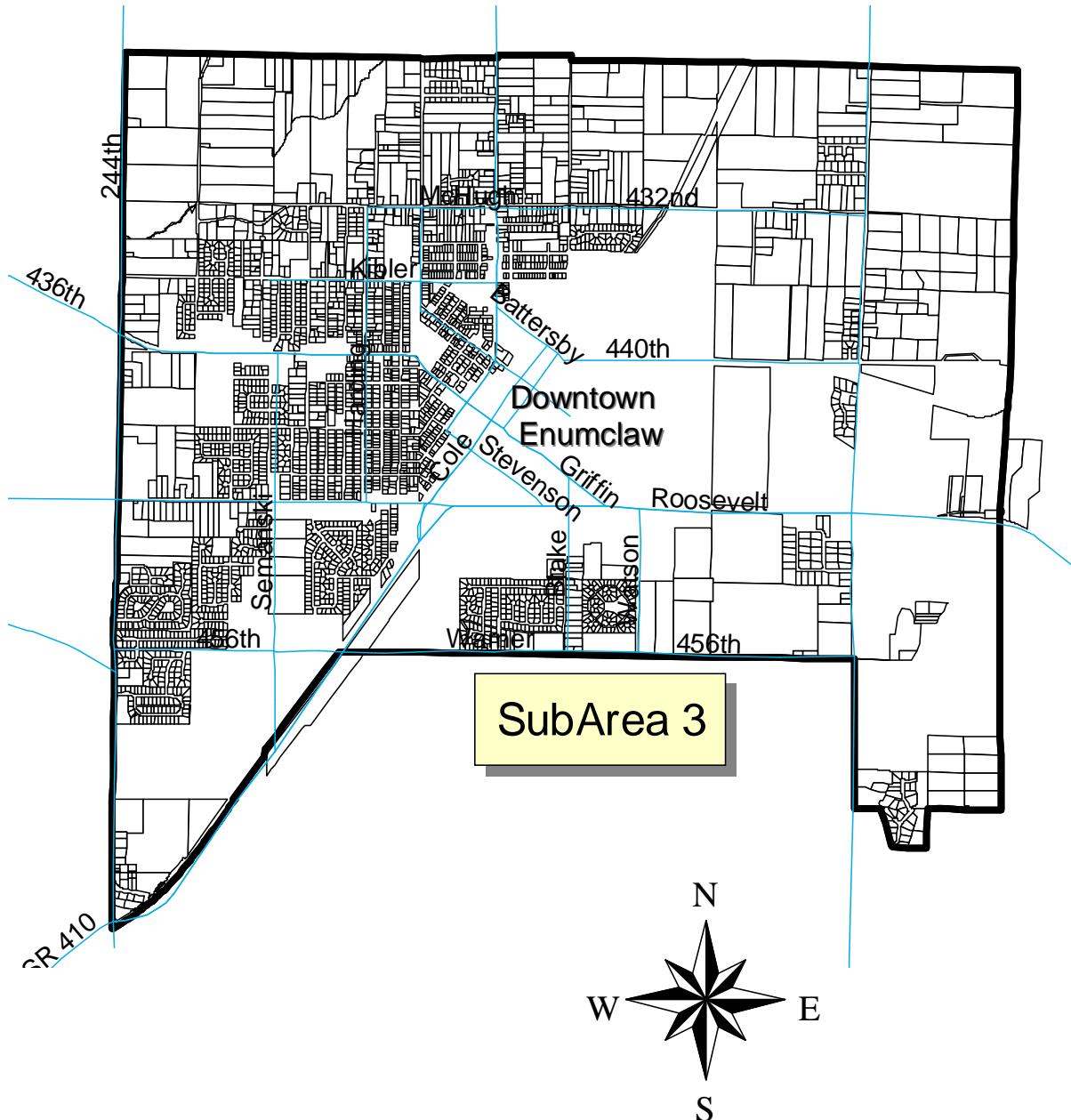
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 41



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 6 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 14.6% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times 1.15, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 635 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built prior to 1950, had a lower assessment ratio (assessed value/sale price) than others in the population. These parcels will be adjusted upward slightly more than others in the area. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8852867-2.234622E-02 * \text{OldYrBltRen\_1950}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.

\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.127).

\*If vacant parcels (no improvement value) only the land adjustment applies.

\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)

\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were no mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.127, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 41 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

12.96%

| Old Year<br>Built/Ren <1950 | Yes   |
|-----------------------------|-------|
| % Adjustment                | 2.93% |

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement built before 1950, would *approximately* receive a 15.89% upward adjustment (12.96% +2.93%). 773 parcels in the improved population would receive this adjustment. There were 161 sales.

There were no properties that would receive a multiple upward variable adjustment.

Generally parcels with improvements built before 1950, were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

74% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade                   | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 4                            | 8     | 0.760              | 0.875              | 15.1%          | 0.749               | 1.002               |
| 5                            | 34    | 0.858              | 0.989              | 15.3%          | 0.929               | 1.049               |
| 6                            | 152   | 0.851              | 0.973              | 14.4%          | 0.950               | 0.997               |
| 7                            | 335   | 0.874              | 0.988              | 13.0%          | 0.974               | 1.002               |
| 8                            | 101   | 0.866              | 0.977              | 12.8%          | 0.951               | 1.003               |
| 9                            | 5     | 0.823              | 0.932              | 13.3%          | 0.865               | 1.000               |
| Year Built or Year Renovated | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| <1950                        | 161   | 0.847              | 0.979              | 15.6%          | 0.956               | 1.002               |
| 1950-1959                    | 47    | 0.882              | 0.994              | 12.7%          | 0.951               | 1.037               |
| 1960-1969                    | 46    | 0.863              | 0.974              | 12.8%          | 0.931               | 1.016               |
| 1970-1979                    | 39    | 0.847              | 0.955              | 12.8%          | 0.916               | 0.995               |
| 1980-1989                    | 67    | 0.849              | 0.956              | 12.7%          | 0.920               | 0.993               |
| 1990-1999                    | 235   | 0.876              | 0.987              | 12.7%          | 0.971               | 1.004               |
| >2000                        | 40    | 0.883              | 0.995              | 12.8%          | 0.950               | 1.040               |
| Condition                    | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| Average                      | 388   | 0.868              | 0.981              | 12.9%          | 0.967               | 0.994               |
| Good                         | 168   | 0.848              | 0.967              | 14.0%          | 0.945               | 0.989               |
| Very Good                    | 79    | 0.880              | 1.010              | 14.8%          | 0.979               | 1.041               |
| Stories                      | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 1                            | 368   | 0.863              | 0.979              | 13.4%          | 0.964               | 0.994               |
| 1.5                          | 70    | 0.853              | 0.980              | 15.0%          | 0.945               | 1.016               |
| 2                            | 197   | 0.872              | 0.984              | 12.9%          | 0.967               | 1.001               |

## Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

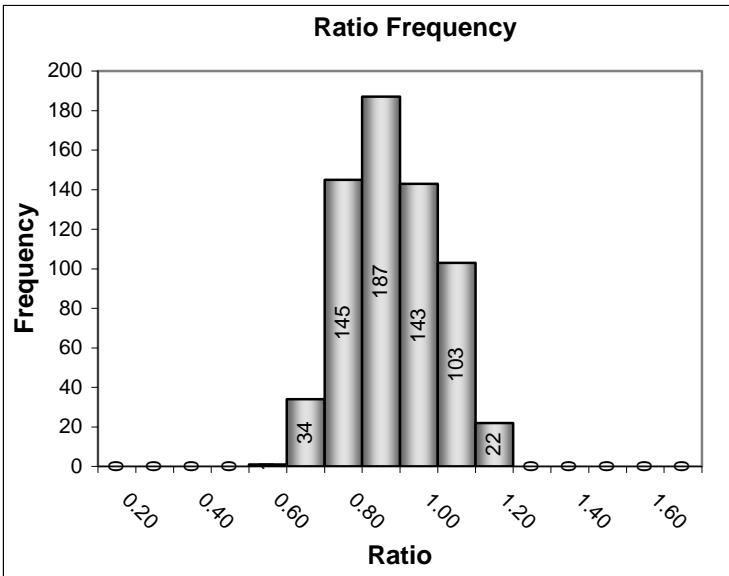
It is difficult to draw valid conclusions when the sales count is low.

| Above Grade Living Area | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <1000                   | 79    | 0.838              | 0.961              | 14.7%          | 0.925               | 0.997               |
| 1000-1499               | 265   | 0.877              | 0.995              | 13.5%          | 0.978               | 1.011               |
| 1500-1999               | 208   | 0.866              | 0.980              | 13.1%          | 0.961               | 0.999               |
| 2000-2499               | 52    | 0.843              | 0.953              | 13.1%          | 0.917               | 0.990               |
| 2500-2999               | 28    | 0.862              | 0.973              | 12.9%          | 0.926               | 1.020               |
| 3000-4000               | 3     | 0.888              | 1.001              | 12.8%          | 0.810               | 1.192               |
| View Y/N                | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| N                       | 592   | 0.864              | 0.979              | 13.4%          | 0.968               | 0.990               |
| Y                       | 43    | 0.880              | 0.998              | 13.4%          | 0.949               | 1.047               |
| Sub                     | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 3                       | 635   | 0.865              | 0.981              | 13.4%          | 0.970               | 0.991               |
| Lot Size                | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| <5000                   | 15    | 0.812              | 0.934              | 15.1%          | 0.843               | 1.025               |
| 5000-7999               | 169   | 0.848              | 0.966              | 14.0%          | 0.945               | 0.988               |
| 8000-11999              | 351   | 0.880              | 0.995              | 13.0%          | 0.981               | 1.008               |
| 12000-19999             | 56    | 0.868              | 0.986              | 13.6%          | 0.946               | 1.026               |
| 20000-43559             | 26    | 0.856              | 0.969              | 13.2%          | 0.900               | 1.038               |
| 1AC-10AC                | 18    | 0.770              | 0.879              | 14.2%          | 0.791               | 0.968               |
| Old YrBlt/Ren <1950     | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| N                       | 474   | 0.870              | 0.981              | 12.7%          | 0.969               | 0.993               |
| Y                       | 161   | 0.847              | 0.979              | 15.6%          | 0.956               | 1.002               |

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <b>District/Team:</b><br>S.E. / TEAM - 3  | <b>Lien Date:</b><br>01/01/2006 | <b>Date of Report:</b><br>07/18/2007            | <b>Sales Dates:</b><br>1/2004 - 12/2006 |
| <b>Area</b><br><b>41 -ENUMCLAW</b>        | <b>Appr ID:</b><br>JMET         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                  |                                 |   |   |
| <b>Sample size (n)</b>                    | 635                             |   |   |
| <b>Mean Assessed Value</b>                | 219,700                         |   |   |
| <b>Mean Sales Price</b>                   | 254,000                         |   |   |
| <b>Standard Deviation AV</b>              | 46,998                          |   |   |
| <b>Standard Deviation SP</b>              | 64,103                          |   |   |
| <b>ASSESSMENT LEVEL</b>                   |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>              | 0.880                           |   |   |
| <b>Median Ratio</b>                       | 0.866                           |   |   |
| <b>Weighted Mean Ratio</b>                | 0.865                           |   |   |
| <b>UNIFORMITY</b>                         |                                 |   |   |
| <b>Lowest ratio</b>                       | 0.584                           |   |   |
| <b>Highest ratio:</b>                     | 1.161                           |   |   |
| <b>Coefficient of Dispersion</b>          | 11.75%                          |   |   |
| <b>Standard Deviation</b>                 | 0.122                           |   |   |
| <b>Coefficient of Variation</b>           | 13.86%                          |   |   |
| <b>Price Related Differential (PRD)</b>   | 1.017                           |   |   |
| <b>RELIABILITY</b>                        |                                 |   |   |
| <b>95% Confidence: Median</b>             |                                 |   |   |
| Lower limit                               | 0.852                           |   |   |
| Upper limit                               | 0.882                           |   |   |
| <b>95% Confidence: Mean</b>               |                                 |   |   |
| Lower limit                               | 0.870                           |   |   |
| Upper limit                               | 0.889                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>             |                                 |   |   |
| <b>N (population size)</b>                | 2978                            |   |   |
| <b>B (acceptable error - in decimal)</b>  | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>     | 0.122                           |   |   |
| <b>Recommended minimum:</b>               | 24                              |   |   |
| <b>Actual sample size:</b>                | 635                             |   |   |
| <b>Conclusion:</b>                        | OK                              |   |   |
| <b>NORMALITY</b>                          |                                 |   |   |
| <b>Binomial Test</b>                      |                                 |   |   |
| # ratios below mean:                      | 338                             |   |   |
| # ratios above mean:                      | 297                             |   |   |
| Z:  | 1.627                           |   |   |
| <b>Conclusion:</b>                        | Normal*                         |   |   |
| <b>*i.e. no evidence of non-normality</b> |                                 |   |   |



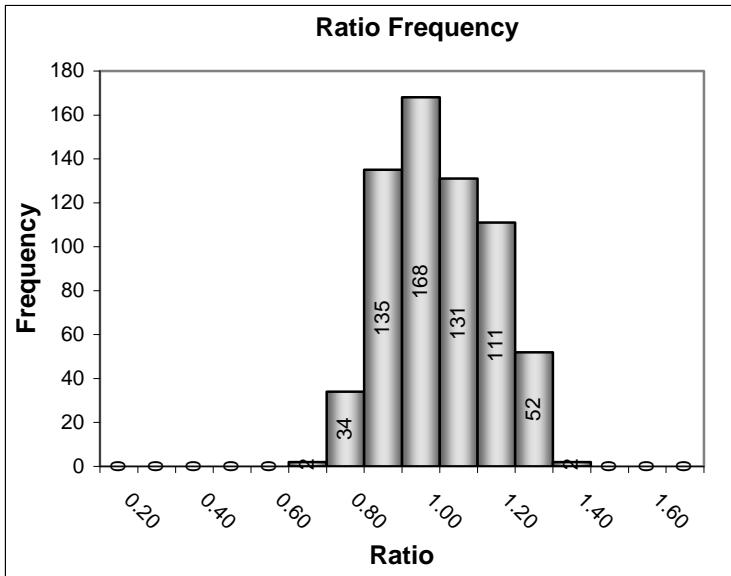
### COMMENTS:

1 to 3 Unit Residences throughout area 41

# Annual Update Ratio Study Report (After)

## 2007 Assessments

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <b>District/Team:</b><br>S.E. / TEAM - 3  | <b>Lien Date:</b><br>01/01/2007 | <b>Date of Report:</b><br>07/18/2007            | <b>Sales Dates:</b><br>1/2004 - 12/2006 |
| <b>Area</b><br><b>41 -ENUMCLAW</b>        | <b>Appr ID:</b><br>JMET         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                  |                                 |   |   |
| <b>Sample size (n)</b>                    | 635                             |   |   |
| <b>Mean Assessed Value</b>                | 249,100                         |   |   |
| <b>Mean Sales Price</b>                   | 254,000                         |   |   |
| <b>Standard Deviation AV</b>              | 52,562                          |   |   |
| <b>Standard Deviation SP</b>              | 64,103                          |   |   |
| <b>ASSESSMENT LEVEL</b>                   |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>              | 0.998                           |   |   |
| <b>Median Ratio</b>                       | 0.983                           |   |   |
| <b>Weighted Mean Ratio</b>                | 0.981                           |   |   |
| <b>UNIFORMITY</b>                         |                                 |   |   |
| <b>Lowest ratio</b>                       | 0.671                           |   |   |
| <b>Highest ratio:</b>                     | 1.310                           |   |   |
| <b>Coefficient of Dispersion</b>          | 11.74%                          |   |   |
| <b>Standard Deviation</b>                 | 0.138                           |   |   |
| <b>Coefficient of Variation</b>           | 13.83%                          |   |   |
| <b>Price Related Differential (PRD)</b>   | 1.018                           |   |   |
| <b>RELIABILITY</b>                        |                                 |   |   |
| <b>95% Confidence: Median</b>             |                                 |   |   |
| Lower limit                               | 0.968                           |   |   |
| Upper limit                               | 1.004                           |   |   |
| <b>95% Confidence: Mean</b>               |                                 |   |   |
| Lower limit                               | 0.987                           |   |   |
| Upper limit                               | 1.009                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>             |                                 |   |   |
| <b>N (population size)</b>                | 2978                            |   |   |
| <b>B (acceptable error - in decimal)</b>  | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>     | 0.138                           |   |   |
| <b>Recommended minimum:</b>               | 30                              |   |   |
| <b>Actual sample size:</b>                | 635                             |   |   |
| <b>Conclusion:</b>                        | OK                              |   |   |
| <b>NORMALITY</b>                          |                                 |   |   |
| <b>Binomial Test</b>                      |                                 |   |   |
| # ratios below mean:                      | 337                             |   |   |
| # ratios above mean:                      | 298                             |   |   |
| Z:  | 1.548                           |   |   |
| <b>Conclusion:</b>                        | Normal*                         |   |   |
| <i>*i.e. no evidence of non-normality</i> |                                 |   |   |



### COMMENTS:

1 to 3 Unit Residences throughout area 41

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 132006       | 9249         | 7/22/05          | \$215,000         | 470                       | 0                    | 4                | 1924                  | 5           | 63737           | Y           | N                  | 42918 268TH AVE SE   |
| 003             | 242006       | 9272         | 6/23/05          | \$215,000         | 680                       | 0                    | 4                | 1951                  | 4           | 29330           | N           | N                  | 1905 LOWELL AVE      |
| 003             | 132006       | 9078         | 8/10/06          | \$263,000         | 720                       | 0                    | 4                | 1924                  | 3           | 105850          | Y           | N                  | 42520 264TH AVE SE   |
| 003             | 132006       | 9078         | 10/13/04         | \$160,000         | 720                       | 0                    | 4                | 1924                  | 3           | 105850          | Y           | N                  | 42520 264TH AVE SE   |
| 003             | 559590       | 0125         | 8/22/05          | \$168,500         | 740                       | 0                    | 4                | 1908                  | 4           | 7658            | N           | N                  | 1530 LAFROMBOISE ST  |
| 003             | 371780       | 0060         | 7/26/05          | \$181,350         | 830                       | 0                    | 4                | 1916                  | 4           | 6000            | N           | N                  | 2024 JAMES ST        |
| 003             | 771010       | 0150         | 10/6/05          | \$220,000         | 1130                      | 0                    | 4                | 1948                  | 4           | 9142            | N           | N                  | 1868 PIONEER ST      |
| 003             | 771010       | 0150         | 12/30/04         | \$191,500         | 1130                      | 0                    | 4                | 1948                  | 4           | 9142            | N           | N                  | 1868 PIONEER ST      |
| 003             | 370190       | 0005         | 3/24/06          | \$179,950         | 600                       | 0                    | 5                | 1935                  | 3           | 5650            | N           | N                  | 1259 PIONEER ST      |
| 003             | 370190       | 0005         | 6/3/05           | \$115,000         | 600                       | 0                    | 5                | 1935                  | 3           | 5650            | N           | N                  | 1259 PIONEER ST      |
| 003             | 981470       | 0145         | 1/19/06          | \$161,000         | 600                       | 0                    | 5                | 1912                  | 4           | 3003            | N           | N                  | 2045 HILLCREST AVE   |
| 003             | 232006       | 9151         | 3/16/05          | \$175,000         | 690                       | 0                    | 5                | 1948                  | 5           | 6456            | N           | N                  | 1329 PIONEER ST      |
| 003             | 242006       | 9187         | 11/1/06          | \$192,000         | 710                       | 0                    | 5                | 1910                  | 5           | 4560            | N           | N                  | 1524 SORENSEN AVE    |
| 003             | 559590       | 0325         | 9/6/06           | \$214,000         | 720                       | 0                    | 5                | 1926                  | 4           | 5472            | N           | N                  | 1460 LAFROMBOISE ST  |
| 003             | 559590       | 0325         | 8/31/04          | \$128,000         | 720                       | 0                    | 5                | 1926                  | 4           | 5472            | N           | N                  | 1460 LAFROMBOISE ST  |
| 003             | 016700       | 0040         | 4/25/05          | \$200,000         | 760                       | 0                    | 5                | 1921                  | 5           | 6280            | N           | N                  | 1773 PIONEER ST      |
| 003             | 242006       | 9024         | 6/3/04           | \$145,000         | 780                       | 0                    | 5                | 1910                  | 3           | 4560            | N           | N                  | 1529 SORENSEN AVE    |
| 003             | 866100       | 0091         | 6/11/04          | \$151,000         | 780                       | 0                    | 5                | 1918                  | 5           | 13545           | N           | N                  | 2541 KIBLER AVE      |
| 003             | 802920       | 0445         | 10/28/04         | \$159,000         | 790                       | 0                    | 5                | 1942                  | 4           | 3600            | N           | N                  | 1982 LAFROMBOISE ST  |
| 003             | 242006       | 9260         | 3/31/04          | \$130,000         | 810                       | 0                    | 5                | 1910                  | 3           | 7900            | N           | N                  | 1449 WASHINGTON AVE  |
| 003             | 019270       | 0030         | 5/23/06          | \$259,950         | 830                       | 0                    | 5                | 1918                  | 4           | 15611           | N           | N                  | 2328 ALPINE PL       |
| 003             | 132006       | 9047         | 11/29/04         | \$155,000         | 860                       | 0                    | 5                | 1922                  | 4           | 19364           | N           | N                  | 42907 264TH AVE SE   |
| 003             | 601850       | 0015         | 4/15/05          | \$196,000         | 890                       | 0                    | 5                | 1997                  | 3           | 6430            | N           | N                  | 1059 LAFROMBOISE ST  |
| 003             | 570650       | 0310         | 1/7/05           | \$174,950         | 900                       | 0                    | 5                | 1930                  | 5           | 4467            | N           | N                  | 3021 DIVISION ST     |
| 003             | 089800       | 0185         | 9/23/05          | \$202,000         | 910                       | 0                    | 5                | 1940                  | 4           | 3859            | N           | N                  | 1246 PIONEER ST      |
| 003             | 232006       | 9090         | 10/23/06         | \$249,000         | 910                       | 0                    | 5                | 1926                  | 5           | 9900            | N           | N                  | 1614 FLORENCE ST     |
| 003             | 242006       | 9323         | 4/6/05           | \$189,950         | 910                       | 0                    | 5                | 1929                  | 4           | 9735            | N           | N                  | 1422 MCHUGH AVE      |
| 003             | 242006       | 9180         | 3/3/05           | \$193,000         | 940                       | 0                    | 5                | 1914                  | 3           | 5600            | N           | N                  | 1543 SORENSEN AVE    |
| 003             | 242006       | 9142         | 2/9/04           | \$165,500         | 960                       | 0                    | 5                | 1914                  | 4           | 7500            | N           | N                  | 1329 PORTER ST       |
| 003             | 142006       | 9045         | 6/9/04           | \$169,900         | 980                       | 0                    | 5                | 1940                  | 3           | 11500           | Y           | N                  | 42830 257TH PL SE    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 866100       | 0110         | 12/16/04         | \$206,000         | 990                       | 0                    | 5                | 1920                  | 5           | 13545           | N           | N                  | 1945 FLORENCE ST     |
| 003             | 802920       | 0340         | 7/11/06          | \$228,450         | 1010                      | 0                    | 5                | 1918                  | 3           | 7198            | N           | N                  | 1842 LAFROMBOISE ST  |
| 003             | 561510       | 0280         | 4/14/06          | \$212,500         | 1090                      | 0                    | 5                | 1940                  | 5           | 6000            | N           | N                  | 1434 CHINOOK AVE     |
| 003             | 561510       | 0280         | 3/18/04          | \$167,375         | 1090                      | 0                    | 5                | 1940                  | 5           | 6000            | N           | N                  | 1434 CHINOOK AVE     |
| 003             | 771010       | 0070         | 6/30/05          | \$213,000         | 1110                      | 0                    | 5                | 1917                  | 4           | 8500            | N           | N                  | 1910 HARDING ST      |
| 003             | 242006       | 9318         | 9/24/04          | \$175,000         | 1120                      | 0                    | 5                | 1918                  | 5           | 9947            | N           | N                  | 1264 MCHUGH AVE      |
| 003             | 132006       | 9118         | 5/21/04          | \$237,870         | 1130                      | 0                    | 5                | 1940                  | 4           | 88862           | N           | N                  | 26444 SE 427TH ST    |
| 003             | 132006       | 9036         | 1/14/05          | \$207,000         | 1210                      | 0                    | 5                | 1955                  | 3           | 109801          | N           | N                  | 26302 SE 429TH ST    |
| 003             | 232006       | 9076         | 3/10/04          | \$225,000         | 1210                      | 0                    | 5                | 1948                  | 4           | 8660            | N           | N                  | 2416 MCHUGH AVE      |
| 003             | 771010       | 0182         | 3/15/05          | \$219,950         | 1280                      | 0                    | 5                | 1915                  | 5           | 10175           | N           | N                  | 1747 HARDING ST      |
| 003             | 242006       | 9128         | 5/25/05          | \$235,000         | 1320                      | 0                    | 5                | 1910                  | 3           | 21311           | N           | N                  | 2037 FELL ST         |
| 003             | 232006       | 9283         | 4/26/05          | \$189,000         | 1670                      | 0                    | 5                | 1927                  | 3           | 15580           | Y           | N                  | 43428 244TH AVE SE   |
| 003             | 570650       | 0300         | 6/24/04          | \$149,500         | 720                       | 0                    | 6                | 1938                  | 4           | 4752            | N           | N                  | 3035 DIVISION ST     |
| 003             | 771010       | 0194         | 10/14/04         | \$164,750         | 730                       | 180                  | 6                | 1941                  | 4           | 6157            | N           | N                  | 2227 GRIFFIN AVE     |
| 003             | 232006       | 9180         | 1/18/06          | \$175,000         | 760                       | 0                    | 6                | 1924                  | 5           | 15184           | N           | N                  | 1234 DIVISION ST     |
| 003             | 242006       | 9041         | 4/12/05          | \$182,000         | 760                       | 0                    | 6                | 1914                  | 4           | 11821           | N           | N                  | 1702 GRIFFIN AVE     |
| 003             | 601850       | 0100         | 4/15/05          | \$154,600         | 770                       | 0                    | 6                | 1947                  | 4           | 6167            | N           | N                  | 1115 LAFROMBOISE ST  |
| 003             | 771010       | 0183         | 7/26/05          | \$195,000         | 770                       | 0                    | 6                | 1915                  | 5           | 6909            | N           | N                  | 1765 HARDING ST      |
| 003             | 370190       | 0030         | 1/30/04          | \$147,000         | 780                       | 0                    | 6                | 1947                  | 4           | 6450            | N           | N                  | 1221 PIONEER ST      |
| 003             | 132006       | 9092         | 12/14/05         | \$227,900         | 790                       | 0                    | 6                | 1942                  | 4           | 13500           | N           | N                  | 42714 266TH AVE SE   |
| 003             | 570650       | 0595         | 10/23/06         | \$224,950         | 790                       | 0                    | 6                | 1937                  | 4           | 6400            | N           | N                  | 1965 KIBLER AVE      |
| 003             | 242006       | 9165         | 12/20/05         | \$199,950         | 800                       | 0                    | 6                | 1940                  | 4           | 3751            | N           | N                  | 2007 FELL ST         |
| 003             | 570650       | 0050         | 4/14/06          | \$243,000         | 800                       | 120                  | 6                | 1940                  | 4           | 5990            | N           | N                  | 3025 FREDRICKSON ST  |
| 003             | 191730       | 0005         | 6/30/05          | \$168,000         | 830                       | 0                    | 6                | 1920                  | 5           | 6000            | N           | N                  | 1203 DAVIS AVE       |
| 003             | 232006       | 9166         | 5/19/05          | \$182,000         | 840                       | 0                    | 6                | 1948                  | 4           | 6795            | N           | N                  | 1318 LAFROMBOISE ST  |
| 003             | 570650       | 0245         | 8/22/06          | \$240,000         | 840                       | 0                    | 6                | 1940                  | 5           | 6400            | N           | N                  | 1956 LOWELL AVE      |
| 003             | 800610       | 0315         | 1/28/05          | \$179,950         | 840                       | 0                    | 6                | 1918                  | 4           | 6000            | N           | N                  | 1133 WELLS ST        |
| 003             | 089800       | 0115         | 12/22/04         | \$175,000         | 850                       | 0                    | 6                | 1926                  | 3           | 7729            | N           | N                  | 1152 PIONEER ST      |
| 003             | 191730       | 0025         | 6/15/05          | \$208,000         | 860                       | 0                    | 6                | 1945                  | 3           | 6000            | N           | N                  | 1227 DAVIS AVE       |
| 003             | 601850       | 0140         | 4/19/04          | \$183,500         | 860                       | 0                    | 6                | 1953                  | 5           | 6725            | N           | N                  | 2017 PORTER ST       |
| 003             | 132006       | 9155         | 10/13/05         | \$189,000         | 870                       | 0                    | 6                | 1952                  | 5           | 10485           | N           | N                  | 26417 SE 427TH ST    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 232006       | 9182         | 4/7/05           | \$180,950         | 870                       | 0                    | 6                | 1951                  | 3           | 7740            | N           | N                  | 2325 KIBLER AVE      |
| 003             | 262006       | 9077         | 3/16/05          | \$176,000         | 880                       | 0                    | 6                | 1940                  | 4           | 7648            | N           | N                  | 649 MYRTINE ST       |
| 003             | 262006       | 9143         | 11/18/04         | \$164,000         | 890                       | 0                    | 6                | 1940                  | 5           | 6240            | N           | N                  | 849 MYRTINE ST       |
| 003             | 232006       | 9249         | 6/21/06          | \$150,000         | 910                       | 0                    | 6                | 1913                  | 3           | 8978            | N           | N                  | 3224 DIVISION ST     |
| 003             | 242006       | 9418         | 9/21/05          | \$177,500         | 910                       | 0                    | 6                | 1936                  | 3           | 5600            | N           | N                  | 1433 MERRITT AVE     |
| 003             | 242006       | 9420         | 5/18/06          | \$237,000         | 910                       | 0                    | 6                | 1947                  | 3           | 6272            | N           | N                  | 1465 MERRITT AVE     |
| 003             | 191730       | 0340         | 10/25/06         | \$239,990         | 920                       | 0                    | 6                | 1996                  | 3           | 5374            | N           | N                  | 1402 DAVIS AVE       |
| 003             | 191730       | 0340         | 10/9/05          | \$203,000         | 920                       | 0                    | 6                | 1996                  | 3           | 5374            | N           | N                  | 1402 DAVIS AVE       |
| 003             | 800610       | 0295         | 8/2/05           | \$203,800         | 920                       | 0                    | 6                | 1991                  | 3           | 7000            | N           | N                  | 1101 WELLS ST        |
| 003             | 089800       | 0080         | 12/28/04         | \$179,000         | 940                       | 0                    | 6                | 1939                  | 4           | 6400            | N           | N                  | 1106 PIONEER ST      |
| 003             | 191730       | 0045         | 11/15/06         | \$240,000         | 940                       | 0                    | 6                | 1918                  | 4           | 6532            | N           | N                  | 1257 DAVIS AVE       |
| 003             | 242006       | 9163         | 7/30/04          | \$159,950         | 960                       | 0                    | 6                | 1910                  | 5           | 3500            | N           | N                  | 1627 GRIFFIN AVE     |
| 003             | 543780       | 0250         | 1/4/06           | \$229,950         | 960                       | 0                    | 6                | 1972                  | 4           | 10353           | N           | N                  | 2407 A CT            |
| 003             | 543782       | 0290         | 3/17/05          | \$181,000         | 960                       | 0                    | 6                | 1981                  | 3           | 8132            | N           | N                  | 506 HARMONY LN       |
| 003             | 543782       | 0310         | 9/9/04           | \$168,500         | 960                       | 0                    | 6                | 1982                  | 3           | 9633            | N           | N                  | 2463 D CT            |
| 003             | 543782       | 0340         | 4/4/06           | \$218,000         | 960                       | 0                    | 6                | 1981                  | 3           | 8132            | N           | N                  | 422 HARMONY LN       |
| 003             | 800510       | 0395         | 10/4/04          | \$210,000         | 970                       | 0                    | 6                | 1915                  | 4           | 5800            | N           | N                  | 1806 FRANKLIN ST     |
| 003             | 771010       | 0181         | 11/22/05         | \$212,000         | 980                       | 0                    | 6                | 1920                  | 4           | 3859            | N           | N                  | 1731 HARDING ST      |
| 003             | 809160       | 0090         | 4/8/04           | \$158,300         | 980                       | 0                    | 6                | 1988                  | 3           | 9213            | N           | N                  | 1490 SEMANSKI ST     |
| 003             | 866100       | 0140         | 1/22/04          | \$186,500         | 980                       | 0                    | 6                | 1928                  | 4           | 15000           | N           | N                  | 1808 LORAIN ST       |
| 003             | 132006       | 9141         | 4/17/06          | \$194,567         | 990                       | 0                    | 6                | 1949                  | 4           | 10650           | N           | N                  | 42712 264TH AVE SE   |
| 003             | 132006       | 9246         | 4/13/06          | \$220,000         | 1000                      | 0                    | 6                | 1991                  | 3           | 8512            | N           | N                  | 3404 MCHUGH PL       |
| 003             | 132006       | 9248         | 4/20/04          | \$168,000         | 1000                      | 0                    | 6                | 1988                  | 3           | 8400            | N           | N                  | 1639 SE 432ND ST     |
| 003             | 232006       | 9066         | 9/9/04           | \$242,000         | 1000                      | 0                    | 6                | 1982                  | 3           | 90604           | N           | N                  | 24818 SE 433RD ST    |
| 003             | 232006       | 9165         | 5/10/05          | \$189,950         | 1000                      | 0                    | 6                | 1949                  | 4           | 6795            | N           | N                  | 1338 LAFROMBOISE ST  |
| 003             | 132006       | 9257         | 12/7/04          | \$202,000         | 1010                      | 0                    | 6                | 1991                  | 3           | 9212            | Y           | N                  | 3344 266TH AVE SE    |
| 003             | 232006       | 9379         | 10/20/05         | \$217,500         | 1010                      | 0                    | 6                | 1995                  | 3           | 7060            | N           | N                  | 3100 DIVISION ST     |
| 003             | 242006       | 9193         | 11/28/05         | \$220,000         | 1010                      | 0                    | 6                | 1918                  | 3           | 5000            | N           | N                  | 1715 WASHINGTON AVE  |
| 003             | 261700       | 0020         | 5/17/05          | \$205,000         | 1010                      | 0                    | 6                | 1973                  | 4           | 9892            | N           | N                  | 43918 283RD PL SE    |
| 003             | 261700       | 0030         | 10/20/04         | \$184,000         | 1010                      | 0                    | 6                | 1973                  | 3           | 10071           | N           | N                  | 43908 283RD PL SE    |
| 003             | 261700       | 0040         | 12/20/04         | \$180,000         | 1010                      | 0                    | 6                | 1973                  | 3           | 10597           | N           | N                  | 43900 283RD PL SE    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 570650       | 0370         | 11/1/04          | \$219,000         | 1010                      | 0                    | 6                | 1952                  | 5           | 9600            | N           | N                  | 1957 WILSON AVE      |
| 003             | 757550       | 0090         | 10/26/05         | \$225,000         | 1010                      | 0                    | 6                | 1990                  | 3           | 9934            | N           | N                  | 405 JOHNSON ST       |
| 003             | 757550       | 0140         | 6/22/06          | \$227,500         | 1010                      | 0                    | 6                | 1991                  | 3           | 8400            | N           | N                  | 314 JOHNSON ST       |
| 003             | 232006       | 9123         | 8/19/05          | \$212,000         | 1020                      | 0                    | 6                | 1942                  | 4           | 6983            | N           | N                  | 3104 DIVISION ST     |
| 003             | 034940       | 0270         | 9/14/06          | \$200,000         | 1040                      | 0                    | 6                | 1981                  | 4           | 7238            | N           | N                  | 816 NATALIE PL       |
| 003             | 192007       | 9122         | 7/19/05          | \$200,000         | 1040                      | 0                    | 6                | 1985                  | 3           | 13334           | Y           | N                  | 1251 ALPINE PL       |
| 003             | 782370       | 0020         | 11/15/06         | \$266,000         | 1040                      | 0                    | 6                | 1918                  | 4           | 8750            | N           | N                  | 1722 FRANKLIN ST     |
| 003             | 034940       | 0160         | 3/22/05          | \$199,000         | 1060                      | 0                    | 6                | 1981                  | 4           | 7883            | N           | N                  | 633 NATALIE PL       |
| 003             | 034940       | 0200         | 12/8/06          | \$249,900         | 1060                      | 0                    | 6                | 1981                  | 4           | 8792            | N           | N                  | 634 NATALIE PL       |
| 003             | 034940       | 0220         | 2/15/06          | \$239,000         | 1060                      | 0                    | 6                | 1981                  | 3           | 7269            | N           | N                  | 732 NATALIE PL       |
| 003             | 089902       | 0110         | 12/22/06         | \$245,000         | 1060                      | 0                    | 6                | 1984                  | 3           | 8834            | N           | N                  | 2739 MAY CT          |
| 003             | 089902       | 0140         | 6/21/06          | \$222,500         | 1060                      | 0                    | 6                | 1984                  | 3           | 8487            | N           | N                  | 2738 MAY CT          |
| 003             | 570650       | 0065         | 11/9/04          | \$179,000         | 1060                      | 0                    | 6                | 1936                  | 3           | 6484            | N           | N                  | 1722 LOWELL AVE      |
| 003             | 601850       | 0145         | 7/6/06           | \$234,800         | 1060                      | 0                    | 6                | 1927                  | 4           | 6725            | N           | N                  | 2025 NIELSEN AVE     |
| 003             | 601850       | 0145         | 5/4/04           | \$180,000         | 1060                      | 0                    | 6                | 1927                  | 4           | 6725            | N           | N                  | 2025 NIELSEN AVE     |
| 003             | 809160       | 0120         | 2/25/05          | \$192,950         | 1060                      | 0                    | 6                | 1987                  | 3           | 8426            | N           | N                  | 2881 SUN MOUNTAIN DR |
| 003             | 809160       | 0200         | 12/7/06          | \$251,995         | 1060                      | 0                    | 6                | 1987                  | 3           | 9087            | N           | N                  | 2980 SUN MOUNTAIN DR |
| 003             | 809160       | 0200         | 10/21/05         | \$200,000         | 1060                      | 0                    | 6                | 1987                  | 3           | 9087            | N           | N                  | 2980 SUN MOUNTAIN DR |
| 003             | 232006       | 9058         | 2/23/05          | \$200,000         | 1079                      | 0                    | 6                | 1923                  | 5           | 5184            | N           | N                  | 1244 DIVISION ST     |
| 003             | 132006       | 9088         | 10/5/05          | \$202,000         | 1080                      | 0                    | 6                | 1989                  | 3           | 8400            | Y           | N                  | 3331 HANSON ST       |
| 003             | 543782       | 0330         | 12/18/06         | \$237,000         | 1080                      | 0                    | 6                | 1981                  | 3           | 8150            | N           | N                  | 2456 D CT            |
| 003             | 232006       | 9190         | 5/25/04          | \$190,000         | 1090                      | 0                    | 6                | 1952                  | 4           | 9184            | N           | N                  | 2232 MCHUGH AVE      |
| 003             | 242006       | 9514         | 7/18/06          | \$264,950         | 1090                      | 0                    | 6                | 1964                  | 5           | 10780           | N           | N                  | 3143 DIVISION ST     |
| 003             | 757550       | 0020         | 11/25/05         | \$225,000         | 1090                      | 0                    | 6                | 1990                  | 3           | 8410            | N           | N                  | 2254 SCANDIA AVE     |
| 003             | 800510       | 0215         | 3/7/06           | \$251,400         | 1090                      | 300                  | 6                | 1940                  | 3           | 4500            | N           | N                  | 1821 PORTER ST       |
| 003             | 242006       | 9223         | 5/17/04          | \$189,000         | 1100                      | 0                    | 6                | 1904                  | 4           | 6600            | N           | N                  | 1360 MARION ST       |
| 003             | 771010       | 0082         | 2/6/06           | \$226,500         | 1100                      | 0                    | 6                | 1987                  | 3           | 8500            | N           | N                  | 1936 HARDING ST      |
| 003             | 809160       | 0040         | 7/17/06          | \$240,000         | 1100                      | 0                    | 6                | 1987                  | 3           | 8400            | N           | N                  | 2960 INITIAL AVE     |
| 003             | 809160       | 0040         | 10/21/04         | \$187,500         | 1100                      | 0                    | 6                | 1987                  | 3           | 8400            | N           | N                  | 2960 INITIAL AVE     |
| 003             | 191730       | 0250         | 11/16/05         | \$220,000         | 1120                      | 0                    | 6                | 1919                  | 5           | 5330            | N           | N                  | 1516 DAVIS AVE       |
| 003             | 771010       | 0131         | 11/3/05          | \$244,000         | 1120                      | 0                    | 6                | 1953                  | 4           | 8792            | N           | N                  | 1922 PIONEER ST      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 809160       | 0130         | 10/4/05          | \$225,000         | 1120                      | 0                    | 6                | 1987                  | 3           | 8434            | N           | N                  | 2891 SUN MOUNTAIN DR |
| 003             | 809160       | 0140         | 7/26/04          | \$175,000         | 1120                      | 0                    | 6                | 1987                  | 3           | 8776            | N           | N                  | 2951 SUN MOUNTAIN DR |
| 003             | 809160       | 0320         | 8/28/06          | \$253,450         | 1120                      | 0                    | 6                | 1986                  | 3           | 8666            | N           | N                  | 2853 SUN MOUNTAIN DR |
| 003             | 809160       | 0350         | 7/26/06          | \$239,700         | 1120                      | 0                    | 6                | 1986                  | 3           | 9656            | N           | N                  | 2893 SUN MOUNTAIN DR |
| 003             | 809160       | 0350         | 3/26/04          | \$174,500         | 1120                      | 0                    | 6                | 1986                  | 3           | 9656            | N           | N                  | 2893 SUN MOUNTAIN DR |
| 003             | 089800       | 0235         | 9/15/06          | \$240,000         | 1130                      | 0                    | 6                | 1967                  | 3           | 6670            | N           | N                  | 2234 ELMONT AVE      |
| 003             | 089800       | 0235         | 10/20/05         | \$209,000         | 1130                      | 0                    | 6                | 1967                  | 3           | 6670            | N           | N                  | 2234 ELMONT AVE      |
| 003             | 232006       | 9236         | 7/20/05          | \$203,000         | 1140                      | 0                    | 6                | 1958                  | 3           | 6966            | N           | N                  | 2335 KIBLER AVE      |
| 003             | 559590       | 0225         | 7/27/04          | \$187,900         | 1140                      | 0                    | 6                | 1986                  | 4           | 7670            | N           | N                  | 1452 DIVISION ST     |
| 003             | 232006       | 9168         | 6/21/05          | \$225,950         | 1150                      | 0                    | 6                | 1953                  | 4           | 6708            | N           | N                  | 1315 PIONEER ST      |
| 003             | 132006       | 9039         | 12/15/04         | \$275,000         | 1160                      | 0                    | 6                | 1919                  | 4           | 211266          | Y           | N                  | 42501 268TH AVE SE   |
| 003             | 191730       | 0105         | 8/29/06          | \$230,000         | 1170                      | 0                    | 6                | 1918                  | 5           | 9000            | N           | N                  | 1343 DAVIS AVE       |
| 003             | 262006       | 9071         | 5/12/05          | \$195,000         | 1170                      | 0                    | 6                | 1940                  | 5           | 6720            | N           | N                  | 837 MYRTINE ST       |
| 003             | 771010       | 0039         | 3/28/06          | \$230,000         | 1170                      | 0                    | 6                | 1995                  | 3           | 8585            | N           | N                  | 1816 HARDING ST      |
| 003             | 242006       | 9246         | 8/11/05          | \$230,000         | 1180                      | 0                    | 6                | 1932                  | 5           | 20278           | N           | N                  | 1938 MCHUGH AVE      |
| 003             | 242006       | 9364         | 6/11/04          | \$198,000         | 1180                      | 840                  | 6                | 1940                  | 5           | 6682            | N           | N                  | 1515 MERRITT AVE     |
| 003             | 191730       | 0345         | 6/22/06          | \$216,300         | 1190                      | 0                    | 6                | 1928                  | 4           | 5370            | N           | N                  | 1410 DAVIS AVE       |
| 003             | 570650       | 0855         | 7/21/05          | \$230,000         | 1190                      | 0                    | 6                | 1930                  | 5           | 5400            | N           | N                  | 1634 WILSON AVE      |
| 003             | 019270       | 0080         | 10/14/04         | \$214,000         | 1200                      | 0                    | 6                | 1917                  | 5           | 25710           | N           | N                  | 2241 ALPINE PL       |
| 003             | 242006       | 9446         | 9/24/04          | \$215,000         | 1200                      | 0                    | 6                | 1930                  | 5           | 4620            | N           | N                  | 1630 HILLCREST AVE   |
| 003             | 242006       | 9470         | 6/23/04          | \$185,000         | 1200                      | 0                    | 6                | 1925                  | 5           | 9513            | N           | N                  | 1254 MCHUGH AVE      |
| 003             | 370190       | 0025         | 3/22/06          | \$226,950         | 1200                      | 0                    | 6                | 1938                  | 5           | 6450            | N           | N                  | 1233 PIONEER ST      |
| 003             | 242006       | 9056         | 12/1/06          | \$269,950         | 1210                      | 0                    | 6                | 1917                  | 4           | 5825            | N           | N                  | 1350 PORTER ST       |
| 003             | 242006       | 9056         | 9/19/05          | \$241,300         | 1210                      | 0                    | 6                | 1917                  | 4           | 5825            | N           | N                  | 1350 PORTER ST       |
| 003             | 809160       | 0060         | 6/3/04           | \$200,950         | 1230                      | 0                    | 6                | 1987                  | 3           | 8398            | N           | N                  | 2890 INITIAL AVE     |
| 003             | 232006       | 9206         | 8/21/06          | \$265,000         | 1250                      | 0                    | 6                | 1939                  | 5           | 8276            | N           | N                  | 1923 PIONEER ST      |
| 003             | 262006       | 9055         | 6/28/05          | \$220,000         | 1250                      | 0                    | 6                | 1939                  | 5           | 11200           | N           | N                  | 910 MYRTINE ST       |
| 003             | 716470       | 0050         | 7/13/06          | \$247,450         | 1250                      | 0                    | 6                | 1987                  | 3           | 10400           | N           | N                  | 1556 SEMANSKI ST     |
| 003             | 716470       | 0050         | 4/26/04          | \$171,000         | 1250                      | 0                    | 6                | 1987                  | 3           | 10400           | N           | N                  | 1556 SEMANSKI ST     |
| 003             | 242006       | 9145         | 8/12/05          | \$219,000         | 1270                      | 0                    | 6                | 1912                  | 4           | 5000            | N           | N                  | 1207 PORTER ST       |
| 003             | 771010       | 0031         | 10/4/05          | \$229,950         | 1270                      | 0                    | 6                | 1925                  | 4           | 5065            | N           | N                  | 2315 GRIFFIN AVE     |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 242006       | 9140         | 10/5/05          | \$263,900         | 1280                      | 0                    | 6                | 1908                  | 5           | 6000            | N           | N                  | 1349 PORTER ST       |
| 003             | 601850       | 0195         | 9/13/06          | \$210,000         | 1300                      | 0                    | 6                | 1940                  | 4           | 5535            | N           | N                  | 1114 LAFROMBOISE ST  |
| 003             | 771010       | 0030         | 4/22/04          | \$180,000         | 1300                      | 800                  | 6                | 1936                  | 4           | 5055            | Y           | N                  | 2305 GRIFFIN AVE     |
| 003             | 019270       | 0140         | 2/22/05          | \$245,000         | 1310                      | 0                    | 6                | 1917                  | 5           | 17998           | N           | N                  | 1344 ALPINE PL       |
| 003             | 089800       | 0315         | 11/1/06          | \$232,000         | 1320                      | 0                    | 6                | 1972                  | 3           | 7729            | N           | N                  | 1173 HARDING ST      |
| 003             | 085300       | 0261         | 11/28/05         | \$241,750         | 1330                      | 0                    | 6                | 1905                  | 5           | 5412            | N           | N                  | 1529 GRIFFIN AVE     |
| 003             | 242006       | 9219         | 5/25/05          | \$240,500         | 1330                      | 0                    | 6                | 1928                  | 4           | 4857            | N           | N                  | 1627 WASHINGTON AVE  |
| 003             | 809160       | 0100         | 3/24/06          | \$232,500         | 1350                      | 0                    | 6                | 1987                  | 3           | 9226            | N           | N                  | 2851 SUN MOUNTAIN DR |
| 003             | 370190       | 0015         | 6/21/06          | \$260,000         | 1370                      | 0                    | 6                | 1931                  | 5           | 5676            | N           | N                  | 1253 PIONEER ST      |
| 003             | 132006       | 9148         | 4/22/04          | \$265,000         | 1390                      | 0                    | 6                | 1919                  | 4           | 204732          | Y           | N                  | 1301 MCHUGH AVE      |
| 003             | 809160       | 0110         | 10/11/04         | \$182,000         | 1390                      | 0                    | 6                | 1988                  | 3           | 8424            | N           | N                  | 2871 SUN MOUNTAIN DR |
| 003             | 089902       | 0160         | 9/22/04          | \$186,900         | 1400                      | 0                    | 6                | 1984                  | 3           | 8516            | N           | N                  | 1343 SEMANSKI ST     |
| 003             | 570650       | 0385         | 6/13/06          | \$228,000         | 1400                      | 0                    | 6                | 1941                  | 4           | 9600            | N           | N                  | 1935 WILSON AVE      |
| 003             | 757550       | 0160         | 5/27/04          | \$180,000         | 1400                      | 0                    | 6                | 1991                  | 3           | 8400            | N           | N                  | 406 JOHNSON ST       |
| 003             | 232006       | 9075         | 5/3/05           | \$260,000         | 1440                      | 680                  | 6                | 2000                  | 3           | 39000           | N           | N                  | 24923 SE 433RD ST    |
| 003             | 232006       | 9075         | 6/25/04          | \$240,000         | 1440                      | 680                  | 6                | 2000                  | 3           | 39000           | N           | N                  | 24923 SE 433RD ST    |
| 003             | 779200       | 0110         | 3/8/05           | \$195,000         | 1450                      | 0                    | 6                | 1953                  | 3           | 26880           | Y           | N                  | 45119 284TH AVE SE   |
| 003             | 242006       | 9428         | 11/23/05         | \$335,000         | 1470                      | 0                    | 6                | 1947                  | 4           | 48373           | Y           | N                  | 27025 SE 432ND ST    |
| 003             | 262006       | 9075         | 4/15/05          | \$205,000         | 1480                      | 0                    | 6                | 1940                  | 4           | 6720            | N           | N                  | 754 MYRTINE ST       |
| 003             | 132006       | 9183         | 8/24/04          | \$222,950         | 1490                      | 0                    | 6                | 1915                  | 4           | 12470           | N           | N                  | 3387 MCHUGH PL       |
| 003             | 132006       | 9032         | 7/15/04          | \$260,000         | 1510                      | 0                    | 6                | 1932                  | 3           | 104108          | N           | N                  | 42514 264TH AVE SE   |
| 003             | 232006       | 9148         | 10/6/05          | \$265,000         | 1530                      | 0                    | 6                | 2003                  | 3           | 12296           | N           | N                  | 3218 DIVISION ST     |
| 003             | 142006       | 9047         | 9/8/05           | \$329,000         | 1540                      | 0                    | 6                | 1948                  | 4           | 83200           | N           | N                  | 42605 260TH AVE SE   |
| 003             | 560200       | 0275         | 4/16/04          | \$219,500         | 1540                      | 0                    | 6                | 1948                  | 5           | 10212           | N           | N                  | 1522 HARDING ST      |
| 003             | 191730       | 0155         | 10/28/04         | \$176,000         | 1560                      | 0                    | 6                | 2004                  | 3           | 4150            | N           | N                  | 1433 DAVIS AVE       |
| 003             | 601850       | 0115         | 5/5/06           | \$260,000         | 1560                      | 0                    | 6                | 1937                  | 5           | 5000            | N           | N                  | 2033 LINCOLN AVE     |
| 003             | 559590       | 0165         | 6/27/05          | \$327,500         | 1620                      | 0                    | 6                | 1920                  | 4           | 10863           | N           | N                  | 1521 LAFROMBOISE ST  |
| 003             | 782370       | 0110         | 9/5/06           | \$278,500         | 1660                      | 0                    | 6                | 1916                  | 3           | 5000            | N           | N                  | 1727 FELL ST         |
| 003             | 782370       | 0110         | 11/15/05         | \$242,500         | 1660                      | 0                    | 6                | 1916                  | 3           | 5000            | N           | N                  | 1727 FELL ST         |
| 003             | 866100       | 0125         | 2/24/04          | \$249,900         | 1690                      | 0                    | 6                | 1932                  | 5           | 16300           | N           | N                  | 1874 LORAINNE ST     |
| 003             | 601850       | 0260         | 2/23/05          | \$262,400         | 1720                      | 0                    | 6                | 1927                  | 5           | 7265            | N           | N                  | 1050 LAFROMBOISE ST  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 232006       | 9086         | 6/2/06           | \$310,000         | 1730                      | 0                    | 6                | 1984                  | 3           | 19668           | N           | N                  | 2700 INITIAL PL      |
| 003             | 570650       | 0605         | 2/12/04          | \$201,950         | 1730                      | 0                    | 6                | 1938                  | 5           | 6400            | N           | N                  | 1955 KIBLER AVE      |
| 003             | 570650       | 0265         | 11/17/06         | \$285,700         | 1750                      | 0                    | 6                | 1938                  | 5           | 12319           | N           | N                  | 1986 LOWELL AVE      |
| 003             | 570650       | 0265         | 9/29/04          | \$224,000         | 1750                      | 0                    | 6                | 1938                  | 5           | 12319           | N           | N                  | 1986 LOWELL AVE      |
| 003             | 570650       | 0575         | 10/20/04         | \$201,500         | 1750                      | 0                    | 6                | 1937                  | 5           | 6170            | N           | N                  | 1985 KIBLER AVE      |
| 003             | 242006       | 9171         | 9/28/04          | \$224,000         | 1770                      | 160                  | 6                | 1923                  | 4           | 5600            | N           | N                  | 1553 SORENSEN AVE    |
| 003             | 800460       | 0460         | 9/28/04          | \$272,500         | 1770                      | 0                    | 6                | 1906                  | 5           | 10825           | N           | N                  | 1433 GRIFFIN AVE     |
| 003             | 242006       | 9027         | 12/2/04          | \$244,950         | 1880                      | 0                    | 6                | 1900                  | 4           | 7500            | N           | N                  | 1500 WASHINGTON AVE  |
| 003             | 232006       | 9016         | 7/14/06          | \$350,000         | 2020                      | 0                    | 6                | 1937                  | 4           | 14903           | N           | N                  | 1904 GOSSARD ST      |
| 003             | 370190       | 0040         | 7/15/05          | \$214,995         | 810                       | 0                    | 7                | 1959                  | 5           | 6450            | N           | N                  | 1201 PIONEER ST      |
| 003             | 242006       | 9298         | 3/27/06          | \$244,000         | 890                       | 470                  | 7                | 1985                  | 3           | 5490            | N           | N                  | 1403 FRANKLIN ST     |
| 003             | 089800       | 0210         | 1/31/05          | \$179,000         | 920                       | 0                    | 7                | 1955                  | 5           | 7718            | N           | N                  | 1217 HARDING ST      |
| 003             | 191730       | 0165         | 10/23/06         | \$259,500         | 920                       | 0                    | 7                | 2006                  | 3           | 5344            | N           | N                  | 1439 DAVIS AVE       |
| 003             | 981470       | 0110         | 6/24/06          | \$240,000         | 920                       | 0                    | 7                | 1918                  | 5           | 6000            | N           | N                  | 2007 JAMES ST        |
| 003             | 237280       | 0145         | 8/26/04          | \$200,000         | 940                       | 0                    | 7                | 1955                  | 4           | 8997            | N           | N                  | 1078 HARDING ST      |
| 003             | 570650       | 0471         | 4/27/04          | \$155,000         | 940                       | 0                    | 7                | 1961                  | 3           | 8320            | N           | N                  | 1940 WILSON AVE      |
| 003             | 560200       | 0105         | 8/25/05          | \$241,500         | 988                       | 0                    | 7                | 1961                  | 4           | 10489           | N           | N                  | 1457 HARDING ST      |
| 003             | 601850       | 0005         | 6/21/06          | \$261,500         | 1000                      | 0                    | 7                | 1927                  | 4           | 6430            | N           | N                  | 1081 LAFROMBOISE ST  |
| 003             | 164500       | 0180         | 8/18/04          | \$181,603         | 1010                      | 0                    | 7                | 1968                  | 3           | 7500            | N           | N                  | 1948 MCKINLEY ST     |
| 003             | 164500       | 0200         | 3/3/06           | \$228,400         | 1010                      | 0                    | 7                | 1968                  | 3           | 7600            | N           | N                  | 1920 MCKINLEY ST     |
| 003             | 164500       | 0510         | 7/21/04          | \$167,000         | 1010                      | 0                    | 7                | 1968                  | 3           | 7494            | N           | N                  | 1760 FLORENCE ST     |
| 003             | 164500       | 0550         | 10/4/06          | \$239,950         | 1010                      | 0                    | 7                | 1969                  | 4           | 8364            | N           | N                  | 1934 FLORENCE ST     |
| 003             | 543780       | 0010         | 5/5/05           | \$201,000         | 1010                      | 0                    | 7                | 1968                  | 4           | 8013            | N           | N                  | 862 MELODY LN        |
| 003             | 807805       | 0110         | 1/26/05          | \$202,000         | 1020                      | 0                    | 7                | 1998                  | 3           | 8515            | N           | N                  | 3270 LOIS LN         |
| 003             | 116340       | 0100         | 5/1/06           | \$245,000         | 1030                      | 490                  | 7                | 1971                  | 4           | 21600           | N           | N                  | 28301 SE 430TH ST    |
| 003             | 543780       | 0100         | 4/16/04          | \$185,000         | 1030                      | 0                    | 7                | 1968                  | 4           | 9107            | N           | N                  | 710 CHARWILA LN      |
| 003             | 570650       | 0345         | 4/14/06          | \$227,000         | 1040                      | 0                    | 7                | 1977                  | 3           | 6066            | N           | N                  | 1975 WILSON AVE      |
| 003             | 559590       | 0280         | 4/6/06           | \$229,000         | 1050                      | 0                    | 7                | 1955                  | 3           | 7670            | N           | N                  | 1449 LAFROMBOISE ST  |
| 003             | 293810       | 0150         | 11/15/05         | \$242,600         | 1070                      | 0                    | 7                | 1961                  | 4           | 9282            | N           | N                  | 1108 LORAINE ST      |
| 003             | 293810       | 0150         | 7/9/04           | \$189,900         | 1070                      | 0                    | 7                | 1961                  | 4           | 9282            | N           | N                  | 1108 LORAINE ST      |
| 003             | 543781       | 0380         | 10/7/04          | \$245,000         | 1080                      | 500                  | 7                | 1975                  | 4           | 7560            | Y           | N                  | 2363 PARAMOUNT DR    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 543781       | 0380         | 5/26/04          | \$185,000         | 1080                      | 500                  | 7                | 1975                  | 4           | 7560            | Y           | N                  | 2363 PARAMOUNT DR    |
| 003             | 779200       | 0105         | 6/30/06          | \$189,000         | 1080                      | 0                    | 7                | 1955                  | 4           | 26833           | N           | N                  | 45107 284TH AVE SE   |
| 003             | 164500       | 0400         | 4/4/06           | \$225,800         | 1090                      | 0                    | 7                | 1963                  | 4           | 11248           | N           | N                  | 1713 CLOVERCREST ST  |
| 003             | 771010       | 0152         | 6/9/05           | \$226,000         | 1090                      | 0                    | 7                | 1958                  | 4           | 12428           | N           | N                  | 1853 HARDING ST      |
| 003             | 981470       | 0081         | 8/26/04          | \$230,000         | 1090                      | 420                  | 7                | 1913                  | 3           | 6000            | N           | N                  | 1829 WASHINGTON AVE  |
| 003             | 543782       | 0200         | 7/1/05           | \$218,500         | 1110                      | 0                    | 7                | 1983                  | 3           | 8175            | N           | N                  | 427 HARMONY LN       |
| 003             | 076400       | 0120         | 3/23/04          | \$172,500         | 1120                      | 0                    | 7                | 1955                  | 4           | 8760            | N           | N                  | 1079 FLORENCE ST     |
| 003             | 237280       | 0090         | 11/15/05         | \$259,500         | 1120                      | 0                    | 7                | 1956                  | 4           | 9126            | N           | N                  | 1163 GARFIELD ST     |
| 003             | 559590       | 0120         | 9/28/04          | \$240,000         | 1120                      | 500                  | 7                | 1920                  | 4           | 6382            | N           | N                  | 1540 LAFROMBOISE ST  |
| 003             | 034940       | 0070         | 5/1/06           | \$249,950         | 1130                      | 0                    | 7                | 1980                  | 3           | 7507            | N           | N                  | 779 NATALIE PL       |
| 003             | 034940       | 0070         | 11/18/05         | \$175,000         | 1130                      | 0                    | 7                | 1980                  | 3           | 7507            | N           | N                  | 779 NATALIE PL       |
| 003             | 089800       | 0365         | 11/12/04         | \$184,000         | 1130                      | 0                    | 7                | 1959                  | 3           | 7740            | N           | N                  | 2246 LINCOLN AVE     |
| 003             | 543780       | 0210         | 4/8/05           | \$224,000         | 1130                      | 0                    | 7                | 1972                  | 4           | 8101            | N           | N                  | 746 MELODY LN        |
| 003             | 807805       | 0040         | 3/16/04          | \$250,000         | 1140                      | 0                    | 7                | 1998                  | 3           | 11161           | N           | N                  | 3283 LOIS LN         |
| 003             | 807805       | 0100         | 1/24/05          | \$196,950         | 1140                      | 0                    | 7                | 1998                  | 3           | 9242            | N           | N                  | 1790 LOIS LN         |
| 003             | 034940       | 0020         | 6/13/05          | \$232,000         | 1150                      | 0                    | 7                | 1980                  | 4           | 7387            | N           | N                  | 891 NATALIE PL       |
| 003             | 034940       | 0310         | 6/6/06           | \$264,500         | 1150                      | 380                  | 7                | 1980                  | 3           | 8156            | N           | N                  | 864 NATALIE PL       |
| 003             | 560200       | 0235         | 9/19/06          | \$276,000         | 1150                      | 0                    | 7                | 1957                  | 5           | 7931            | N           | N                  | 1457 GARFIELD ST     |
| 003             | 076400       | 0080         | 6/21/04          | \$174,000         | 1160                      | 0                    | 7                | 1923                  | 3           | 7560            | N           | N                  | 1005 LORAIN ST       |
| 003             | 560200       | 0202         | 7/12/06          | \$249,000         | 1160                      | 0                    | 7                | 1956                  | 4           | 10489           | N           | N                  | 1428 HARDING ST      |
| 003             | 570238       | 0500         | 11/22/06         | \$299,400         | 1160                      | 0                    | 7                | 1992                  | 3           | 7006            | N           | N                  | 107 JEWELL ST        |
| 003             | 981470       | 0135         | 6/22/04          | \$193,000         | 1160                      | 470                  | 7                | 1928                  | 5           | 6000            | N           | N                  | 2037 JAMES ST        |
| 003             | 034940       | 0150         | 7/20/04          | \$189,500         | 1180                      | 0                    | 7                | 1980                  | 4           | 7548            | N           | N                  | 2257 SCANDIA AVE     |
| 003             | 034940       | 0320         | 10/31/06         | \$256,000         | 1180                      | 0                    | 7                | 1980                  | 4           | 6970            | N           | N                  | 888 NATALIE PL       |
| 003             | 034940       | 0320         | 5/19/05          | \$214,000         | 1180                      | 0                    | 7                | 1980                  | 4           | 6970            | N           | N                  | 888 NATALIE PL       |
| 003             | 680221       | 0450         | 3/3/05           | \$225,000         | 1180                      | 390                  | 7                | 1991                  | 3           | 9096            | N           | N                  | 902 OLSEN PL         |
| 003             | 680221       | 0490         | 4/11/06          | \$248,950         | 1180                      | 0                    | 7                | 1991                  | 3           | 9249            | N           | N                  | 1007 BAYSINGER PL    |
| 003             | 242006       | 9331         | 4/12/06          | \$227,000         | 1190                      | 0                    | 7                | 1960                  | 3           | 8890            | N           | N                  | 1321 MERRITT AVE     |
| 003             | 614210       | 0080         | 7/19/04          | \$221,000         | 1190                      | 0                    | 7                | 1967                  | 4           | 13000           | N           | N                  | 26118 SE 425TH ST    |
| 003             | 680220       | 0240         | 10/10/04         | \$200,000         | 1190                      | 0                    | 7                | 1990                  | 3           | 9044            | N           | N                  | 601 BATHKE AVE       |
| 003             | 680220       | 0970         | 1/11/06          | \$234,500         | 1190                      | 0                    | 7                | 1990                  | 3           | 9801            | N           | N                  | 400 CARLEY PL        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 089800       | 0200         | 6/14/04          | \$193,000         | 1200                      | 0                    | 7                | 1959                  | 5           | 7727            | N           | N                  | 1205 HARDING ST      |
| 003             | 232006       | 9248         | 5/5/04           | \$182,400         | 1200                      | 0                    | 7                | 1959                  | 4           | 8514            | N           | N                  | 1419 FARRELLY ST     |
| 003             | 560200       | 0125         | 10/19/05         | \$249,000         | 1200                      | 0                    | 7                | 1951                  | 3           | 8981            | N           | N                  | 1320 PIONEER ST      |
| 003             | 570238       | 0750         | 10/7/05          | \$260,000         | 1200                      | 340                  | 7                | 1991                  | 3           | 7136            | N           | N                  | 200 JEWELL ST        |
| 003             | 570238       | 0780         | 3/17/05          | \$228,900         | 1200                      | 340                  | 7                | 1991                  | 3           | 6687            | N           | N                  | 124 JEWELL ST        |
| 003             | 680220       | 0410         | 3/15/04          | \$189,500         | 1210                      | 0                    | 7                | 1990                  | 3           | 8415            | N           | N                  | 602 WALLACE AVE      |
| 003             | 713820       | 0350         | 2/1/06           | \$242,000         | 1210                      | 0                    | 7                | 1994                  | 3           | 8094            | N           | N                  | 3333 WETHERBEE LN    |
| 003             | 713820       | 0460         | 5/18/06          | \$260,000         | 1210                      | 0                    | 7                | 1994                  | 3           | 8555            | N           | N                  | 386 GARLAND PL       |
| 003             | 713820       | 0460         | 9/8/04           | \$210,000         | 1210                      | 0                    | 7                | 1994                  | 3           | 8555            | N           | N                  | 386 GARLAND PL       |
| 003             | 809160       | 0010         | 6/10/05          | \$219,900         | 1210                      | 0                    | 7                | 1988                  | 3           | 8822            | N           | N                  | 1451 FARRELLY ST     |
| 003             | 034940       | 0050         | 9/13/05          | \$222,000         | 1230                      | 0                    | 7                | 1980                  | 4           | 7044            | N           | N                  | 827 NATALIE PL       |
| 003             | 034940       | 0080         | 7/13/06          | \$273,090         | 1230                      | 0                    | 7                | 1980                  | 4           | 7302            | N           | N                  | 757 NATALIE PL       |
| 003             | 034940       | 0300         | 6/24/05          | \$235,000         | 1240                      | 790                  | 7                | 1980                  | 4           | 9328            | N           | N                  | 852 NATALIE PL       |
| 003             | 242006       | 9048         | 11/21/05         | \$226,000         | 1240                      | 0                    | 7                | 1984                  | 3           | 7841            | N           | N                  | 1367 FRANKLIN ST     |
| 003             | 142006       | 9062         | 8/29/06          | \$403,000         | 1250                      | 0                    | 7                | 1964                  | 4           | 43560           | Y           | N                  | 24811 SE 424TH ST    |
| 003             | 543780       | 0220         | 6/17/05          | \$220,000         | 1250                      | 0                    | 7                | 1972                  | 4           | 8221            | N           | N                  | 732 MELODY LN        |
| 003             | 680220       | 0590         | 4/19/06          | \$240,000         | 1250                      | 0                    | 7                | 1990                  | 3           | 8500            | N           | N                  | 405 SCHMID ST        |
| 003             | 680220       | 0590         | 5/2/05           | \$200,000         | 1250                      | 0                    | 7                | 1990                  | 3           | 8500            | N           | N                  | 405 SCHMID ST        |
| 003             | 034940       | 0290         | 12/2/04          | \$225,000         | 1260                      | 700                  | 7                | 1980                  | 4           | 7561            | N           | N                  | 834 NATALIE PL       |
| 003             | 560200       | 0200         | 6/16/04          | \$194,000         | 1260                      | 0                    | 7                | 1955                  | 4           | 10489           | N           | N                  | 1456 HARDING ST      |
| 003             | 116340       | 0110         | 3/31/06          | \$250,000         | 1270                      | 0                    | 7                | 1967                  | 4           | 21600           | N           | N                  | 28217 SE 430TH ST    |
| 003             | 132006       | 9145         | 7/24/06          | \$335,000         | 1270                      | 0                    | 7                | 1950                  | 4           | 59248           | N           | N                  | 27006 SE 432ND ST    |
| 003             | 932100       | 0110         | 8/22/05          | \$225,000         | 1270                      | 0                    | 7                | 1968                  | 3           | 10500           | N           | N                  | 1236 LOUISE CT       |
| 003             | 142006       | 9025         | 5/24/04          | \$400,000         | 1280                      | 0                    | 7                | 1928                  | 5           | 435600          | N           | N                  | 43112 248TH AVE SE   |
| 003             | 802920       | 0370         | 8/24/05          | \$275,000         | 1290                      | 400                  | 7                | 1931                  | 5           | 7198            | N           | N                  | 1904 LAFROMBOISE ST  |
| 003             | 232006       | 9253         | 4/23/04          | \$173,000         | 1300                      | 0                    | 7                | 1963                  | 4           | 7040            | N           | N                  | 1337 LAFROMBOISE ST  |
| 003             | 543781       | 0040         | 3/24/06          | \$240,000         | 1300                      | 0                    | 7                | 1977                  | 4           | 7500            | N           | N                  | 2362 PARAMOUNT DR    |
| 003             | 232006       | 9150         | 7/28/04          | \$285,000         | 1330                      | 1330                 | 7                | 1957                  | 5           | 11278           | Y           | N                  | 1951 GOSSARD ST      |
| 003             | 614210       | 0120         | 3/25/05          | \$250,000         | 1330                      | 340                  | 7                | 1988                  | 3           | 13539           | N           | N                  | 26004 SE 425TH ST    |
| 003             | 932101       | 0150         | 10/29/04         | \$200,000         | 1330                      | 0                    | 7                | 1986                  | 3           | 8980            | N           | N                  | 1129 SEMANSKI ST     |
| 003             | 680220       | 0070         | 2/11/04          | \$187,000         | 1340                      | 0                    | 7                | 1990                  | 3           | 8653            | N           | N                  | 304 SCHMID ST        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 076680       | 0320         | 4/13/06          | \$255,000         | 1350                      | 0                    | 7                | 1990                  | 3           | 8482            | N           | N                  | 2935 LINCOLN AVE     |
| 003             | 076680       | 0400         | 8/8/06           | \$260,000         | 1350                      | 0                    | 7                | 1993                  | 3           | 8436            | N           | N                  | 1145 FARRELLY ST     |
| 003             | 570650       | 0510         | 5/12/04          | \$226,000         | 1350                      | 620                  | 7                | 1958                  | 4           | 9750            | N           | N                  | 1982 WILSON AVE      |
| 003             | 782370       | 0120         | 4/6/06           | \$265,000         | 1350                      | 0                    | 7                | 1915                  | 4           | 5000            | N           | N                  | 1719 FELL ST         |
| 003             | 782370       | 0120         | 5/3/05           | \$222,000         | 1350                      | 0                    | 7                | 1915                  | 4           | 5000            | N           | N                  | 1719 FELL ST         |
| 003             | 807805       | 0090         | 10/4/05          | \$245,000         | 1350                      | 0                    | 7                | 1998                  | 3           | 8450            | N           | N                  | 1820 LOIS LN         |
| 003             | 807805       | 0150         | 3/21/05          | \$239,950         | 1350                      | 0                    | 7                | 1996                  | 3           | 8944            | N           | N                  | 1872 HIGHPOINT ST    |
| 003             | 807805       | 0210         | 10/25/04         | \$225,000         | 1350                      | 0                    | 7                | 1998                  | 3           | 8587            | N           | N                  | 1863 LOIS LN         |
| 003             | 293810       | 0120         | 8/3/06           | \$285,000         | 1360                      | 0                    | 7                | 1964                  | 4           | 9282            | N           | N                  | 1208 LORAINNE ST     |
| 003             | 392500       | 0010         | 8/5/04           | \$230,000         | 1360                      | 0                    | 7                | 1997                  | 3           | 9575            | N           | N                  | 2436 MCHUGH AVE      |
| 003             | 560200       | 0085         | 8/17/06          | \$305,000         | 1360                      | 0                    | 7                | 1952                  | 5           | 10517           | N           | N                  | 1408 PIONEER ST      |
| 003             | 680221       | 0010         | 8/23/06          | \$260,000         | 1360                      | 1120                 | 7                | 1973                  | 3           | 10192           | N           | N                  | 105 BERNINGER ST     |
| 003             | 800510       | 0480         | 8/3/04           | \$225,000         | 1360                      | 0                    | 7                | 1920                  | 5           | 5633            | N           | N                  | 1705 MARSHALL AVE    |
| 003             | 076680       | 0270         | 4/27/04          | \$203,000         | 1370                      | 0                    | 7                | 1992                  | 3           | 8436            | N           | N                  | 1150 BERILLA DR      |
| 003             | 076681       | 0250         | 9/30/05          | \$265,000         | 1370                      | 0                    | 7                | 1993                  | 3           | 8670            | N           | N                  | 1113 ISBELL CT       |
| 003             | 076681       | 0250         | 3/11/05          | \$229,950         | 1370                      | 0                    | 7                | 1993                  | 3           | 8670            | N           | N                  | 1113 ISBELL CT       |
| 003             | 543780       | 0040         | 7/7/04           | \$170,150         | 1370                      | 0                    | 7                | 1968                  | 3           | 12938           | N           | N                  | 820 MELODY LN        |
| 003             | 601850       | 0105         | 11/16/06         | \$269,950         | 1370                      | 0                    | 7                | 1999                  | 3           | 3500            | N           | N                  | 2043 LINCOLN AVE     |
| 003             | 866100       | 0146         | 2/8/05           | \$226,000         | 1370                      | 0                    | 7                | 1995                  | 3           | 8902            | N           | N                  | 1785 FLORENCE ST     |
| 003             | 076680       | 0120         | 9/2/05           | \$250,000         | 1380                      | 0                    | 7                | 1991                  | 3           | 8844            | N           | N                  | 1101 BERILLA DR      |
| 003             | 164500       | 0130         | 3/28/06          | \$255,000         | 1380                      | 0                    | 7                | 1965                  | 4           | 8500            | N           | N                  | 1958 CLOVERCREST ST  |
| 003             | 232006       | 9208         | 3/16/04          | \$300,000         | 1380                      | 1190                 | 7                | 1956                  | 5           | 22330           | Y           | N                  | 1977 GOSSARD ST      |
| 003             | 559590       | 0110         | 1/7/05           | \$291,500         | 1380                      | 610                  | 7                | 1926                  | 5           | 8627            | N           | N                  | 1505 PIONEER ST      |
| 003             | 076400       | 0044         | 6/6/05           | \$236,000         | 1390                      | 0                    | 7                | 1955                  | 5           | 12000           | N           | N                  | 1078 GARFIELD ST     |
| 003             | 076681       | 0190         | 2/9/06           | \$250,000         | 1390                      | 0                    | 7                | 1990                  | 3           | 9050            | N           | N                  | 1006 WEST CT         |
| 003             | 156590       | 0050         | 7/22/04          | \$208,000         | 1390                      | 0                    | 7                | 1992                  | 3           | 8960            | N           | N                  | 3047 COLE ST         |
| 003             | 252006       | 9126         | 8/15/05          | \$228,000         | 1390                      | 0                    | 7                | 1977                  | 3           | 11532           | Y           | N                  | 1021 WARNER AVE W    |
| 003             | 309950       | 0020         | 3/12/04          | \$207,000         | 1390                      | 1390                 | 7                | 1936                  | 4           | 8119            | N           | N                  | 1436 MARION ST       |
| 003             | 076681       | 0210         | 7/21/04          | \$202,000         | 1400                      | 0                    | 7                | 1990                  | 3           | 8679            | N           | N                  | 1009 WEST CT         |
| 003             | 089800       | 0155         | 9/15/05          | \$248,950         | 1400                      | 640                  | 7                | 1918                  | 4           | 5789            | N           | N                  | 1214 PIONEER ST      |
| 003             | 262006       | 9001         | 5/25/05          | \$233,200         | 1400                      | 0                    | 7                | 1938                  | 4           | 10080           | N           | N                  | 2116 ROOSEVELT AVE   |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 272290       | 0085         | 1/21/04          | \$207,000         | 1400                      | 0                    | 7                | 1960                  | 4           | 8925            | N           | N                  | 1429 LORAIN ST       |
| 003             | 370190       | 0130         | 5/4/06           | \$271,000         | 1400                      | 0                    | 7                | 1956                  | 5           | 7073            | N           | N                  | 1215 LAFROMBOISE ST  |
| 003             | 782370       | 0075         | 12/16/05         | \$230,000         | 1400                      | 0                    | 7                | 1930                  | 3           | 6250            | N           | N                  | 1757 FELL ST         |
| 003             | 866100       | 0034         | 11/20/06         | \$285,000         | 1400                      | 0                    | 7                | 1998                  | 3           | 6400            | N           | N                  | 1784 GARFIELD ST     |
| 003             | 232006       | 9377         | 10/25/05         | \$265,000         | 1410                      | 0                    | 7                | 1996                  | 3           | 8571            | N           | N                  | 2905 ELMONT AVE      |
| 003             | 076400       | 0220         | 4/20/06          | \$277,000         | 1420                      | 500                  | 7                | 1925                  | 4           | 6924            | Y           | N                  | 1005 MCKINLEY ST     |
| 003             | 076400       | 0220         | 3/25/05          | \$234,000         | 1420                      | 500                  | 7                | 1925                  | 4           | 6924            | Y           | N                  | 1005 MCKINLEY ST     |
| 003             | 369870       | 0060         | 9/14/05          | \$230,000         | 1420                      | 0                    | 7                | 1961                  | 4           | 10554           | N           | N                  | 2943 OLYMPIC PL      |
| 003             | 543780       | 0290         | 4/1/06           | \$255,950         | 1430                      | 0                    | 7                | 1968                  | 3           | 7645            | Y           | N                  | 781 MELODY LN        |
| 003             | 680220       | 0230         | 8/26/05          | \$249,950         | 1430                      | 0                    | 7                | 1991                  | 3           | 9044            | N           | N                  | 603 BATHKE AVE       |
| 003             | 680220       | 0900         | 9/22/06          | \$280,000         | 1430                      | 0                    | 7                | 1991                  | 3           | 8564            | N           | N                  | 305 CARLEY PL        |
| 003             | 680220       | 0980         | 8/19/04          | \$205,000         | 1430                      | 0                    | 7                | 1990                  | 3           | 8500            | N           | N                  | 310 CARLEY PL        |
| 003             | 560200       | 0225         | 8/5/04           | \$220,500         | 1440                      | 0                    | 7                | 1957                  | 5           | 10489           | N           | N                  | 1439 GARFIELD ST     |
| 003             | 614200       | 0140         | 8/12/04          | \$217,950         | 1440                      | 0                    | 7                | 1963                  | 4           | 9894            | N           | N                  | 26018 SE 426TH ST    |
| 003             | 164500       | 0670         | 12/7/05          | \$237,120         | 1450                      | 0                    | 7                | 1967                  | 5           | 9152            | N           | N                  | 1903 MCKINLEY ST     |
| 003             | 237280       | 0075         | 6/24/04          | \$203,950         | 1450                      | 0                    | 7                | 1954                  | 4           | 10025           | N           | N                  | 1213 GARFIELD ST     |
| 003             | 369870       | 0120         | 6/30/06          | \$255,000         | 1450                      | 0                    | 7                | 1961                  | 4           | 9923            | N           | N                  | 2970 OLYMPIC PL      |
| 003             | 570238       | 0560         | 5/19/06          | \$273,000         | 1450                      | 0                    | 7                | 1991                  | 3           | 6687            | N           | N                  | 402 JEWELL ST        |
| 003             | 680220       | 0040         | 3/2/04           | \$209,250         | 1450                      | 0                    | 7                | 1991                  | 3           | 8546            | N           | N                  | 204 SCHMID ST        |
| 003             | 680220       | 0100         | 8/2/04           | \$215,000         | 1450                      | 0                    | 7                | 1991                  | 3           | 8771            | N           | N                  | 404 SCHMID ST        |
| 003             | 680220       | 0140         | 9/21/05          | \$242,000         | 1450                      | 0                    | 7                | 1991                  | 3           | 9877            | N           | N                  | 805 BATHKE AVE       |
| 003             | 680220       | 0420         | 9/13/04          | \$194,000         | 1450                      | 0                    | 7                | 1991                  | 3           | 8415            | N           | N                  | 604 WALLACE AVE      |
| 003             | 680220       | 0470         | 4/21/05          | \$235,000         | 1450                      | 0                    | 7                | 1991                  | 3           | 8428            | N           | N                  | 704 WALLACE AVE      |
| 003             | 771010       | 0153         | 5/5/05           | \$227,000         | 1450                      | 0                    | 7                | 1994                  | 3           | 8438            | N           | N                  | 1854 PIONEER ST      |
| 003             | 325750       | 0040         | 5/10/04          | \$192,000         | 1460                      | 0                    | 7                | 1979                  | 3           | 10010           | N           | N                  | 1443 FLORENCE ST     |
| 003             | 325750       | 0060         | 3/9/06           | \$251,000         | 1460                      | 0                    | 7                | 1980                  | 3           | 10105           | N           | N                  | 1415 FLORENCE ST     |
| 003             | 543780       | 0050         | 8/12/05          | \$265,950         | 1460                      | 1200                 | 7                | 1972                  | 3           | 9898            | N           | N                  | 816 MELODY LN        |
| 003             | 680220       | 0480         | 7/14/05          | \$249,000         | 1460                      | 0                    | 7                | 1991                  | 3           | 8433            | N           | N                  | 706 WALLACE AVE      |
| 003             | 680220       | 0490         | 5/20/04          | \$191,000         | 1460                      | 0                    | 7                | 1991                  | 3           | 8425            | N           | N                  | 800 WALLACE AVE      |
| 003             | 237280       | 0010         | 6/23/06          | \$251,450         | 1470                      | 0                    | 7                | 1956                  | 4           | 9126            | N           | N                  | 1246 HARDING ST      |
| 003             | 242006       | 9291         | 6/9/05           | \$269,900         | 1470                      | 50                   | 7                | 1924                  | 5           | 19753           | N           | N                  | 1915 LOWELL AVE      |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 543782       | 0070         | 5/27/05          | \$228,000         | 1470                      | 0                    | 7                | 1979                  | 4           | 7875            | N           | N                  | 422 CHARWILA LN      |
| 003             | 680220       | 0890         | 8/20/04          | \$209,950         | 1470                      | 0                    | 7                | 1990                  | 3           | 8498            | N           | N                  | 304 BANGERT PL       |
| 003             | 560200       | 0055         | 5/19/05          | \$228,750         | 1480                      | 0                    | 7                | 1951                  | 4           | 10212           | N           | N                  | 1535 HARDING ST      |
| 003             | 570238       | 0430         | 3/12/04          | \$201,000         | 1480                      | 0                    | 7                | 1991                  | 3           | 7024            | N           | N                  | 121 JEWELL ST        |
| 003             | 570238       | 0740         | 8/1/05           | \$248,500         | 1480                      | 0                    | 7                | 1991                  | 3           | 6333            | N           | N                  | 202 JEWELL ST        |
| 003             | 680220       | 0210         | 12/1/06          | \$287,000         | 1480                      | 0                    | 7                | 1990                  | 3           | 9044            | N           | N                  | 607 BATHKE AVE       |
| 003             | 680220       | 0210         | 5/26/04          | \$224,600         | 1480                      | 0                    | 7                | 1990                  | 3           | 9044            | N           | N                  | 607 BATHKE AVE       |
| 003             | 680220       | 0870         | 5/5/06           | \$276,500         | 1480                      | 0                    | 7                | 1990                  | 3           | 8400            | N           | N                  | 308 BANGERT PL       |
| 003             | 242006       | 9481         | 12/10/04         | \$237,000         | 1486                      | 0                    | 7                | 2000                  | 3           | 6446            | N           | N                  | 1503 DIVISION ST     |
| 003             | 156590       | 0090         | 1/11/06          | \$259,900         | 1490                      | 0                    | 7                | 1992                  | 3           | 8848            | N           | N                  | 375 CHINOOK AVE      |
| 003             | 156590       | 0310         | 6/3/04           | \$218,950         | 1490                      | 0                    | 7                | 1992                  | 3           | 8404            | N           | N                  | 299 MICHAEL AVE      |
| 003             | 570238       | 0090         | 3/19/04          | \$185,000         | 1490                      | 0                    | 7                | 1990                  | 3           | 7226            | N           | N                  | 407 JEWELL ST        |
| 003             | 570238       | 0200         | 6/18/05          | \$253,200         | 1490                      | 0                    | 7                | 1990                  | 3           | 10591           | N           | N                  | 313 JEWELL ST        |
| 003             | 570238       | 0210         | 2/22/06          | \$249,000         | 1490                      | 0                    | 7                | 1990                  | 3           | 7353            | N           | N                  | 311 JEWELL ST        |
| 003             | 570238       | 0480         | 2/23/06          | \$270,000         | 1490                      | 0                    | 7                | 1991                  | 3           | 10543           | N           | N                  | 111 JEWELL ST        |
| 003             | 680221       | 0170         | 5/23/05          | \$244,000         | 1490                      | 0                    | 7                | 1992                  | 3           | 8449            | N           | N                  | 903 BATHKE AVE       |
| 003             | 680221       | 0200         | 5/24/04          | \$205,000         | 1490                      | 0                    | 7                | 1992                  | 3           | 9169            | N           | N                  | 909 BATHKE AVE       |
| 003             | 182007       | 9029         | 11/8/05          | \$362,800         | 1500                      | 0                    | 7                | 1942                  | 5           | 42900           | N           | N                  | 43117 284TH AVE SE   |
| 003             | 293810       | 0065         | 12/28/04         | \$197,000         | 1510                      | 0                    | 7                | 1962                  | 3           | 8925            | N           | N                  | 1225 LORAIN ST       |
| 003             | 379731       | 0280         | 9/9/05           | \$280,000         | 1510                      | 570                  | 7                | 1995                  | 3           | 8750            | N           | N                  | 3350 WYNALDA DR      |
| 003             | 560200       | 0060         | 7/12/06          | \$269,000         | 1510                      | 0                    | 7                | 1952                  | 5           | 10212           | N           | N                  | 1553 HARDING ST      |
| 003             | 560200       | 0060         | 11/16/04         | \$225,500         | 1510                      | 0                    | 7                | 1952                  | 5           | 10212           | N           | N                  | 1553 HARDING ST      |
| 003             | 242006       | 9055         | 7/12/04          | \$257,000         | 1520                      | 300                  | 7                | 1938                  | 5           | 8119            | N           | N                  | 1300 PORTER ST       |
| 003             | 680220       | 0780         | 6/16/04          | \$226,500         | 1520                      | 0                    | 7                | 1991                  | 4           | 8548            | N           | N                  | 303 BANGERT PL       |
| 003             | 680221       | 0520         | 10/26/06         | \$282,950         | 1520                      | 0                    | 7                | 1991                  | 3           | 9744            | N           | N                  | 1002 BAYSINGER PL    |
| 003             | 272290       | 0050         | 6/6/06           | \$254,950         | 1530                      | 0                    | 7                | 1960                  | 4           | 8973            | N           | N                  | 1472 GARFIELD ST     |
| 003             | 680220       | 0320         | 3/9/06           | \$268,200         | 1530                      | 0                    | 7                | 1990                  | 3           | 8912            | N           | N                  | 403 WARWICK ST       |
| 003             | 680220       | 0320         | 4/1/04           | \$209,950         | 1530                      | 0                    | 7                | 1990                  | 3           | 8912            | N           | N                  | 403 WARWICK ST       |
| 003             | 293820       | 0180         | 4/26/05          | \$240,000         | 1540                      | 0                    | 7                | 1972                  | 4           | 10160           | N           | N                  | 1140 FLORENCE ST     |
| 003             | 543782       | 0170         | 3/22/04          | \$196,100         | 1550                      | 0                    | 7                | 1983                  | 3           | 15876           | N           | N                  | 349 HARMONY LN       |
| 003             | 570238       | 0230         | 3/14/06          | \$267,000         | 1550                      | 0                    | 7                | 1990                  | 3           | 7111            | N           | N                  | 307 JEWELL ST        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 570238       | 0230         | 7/16/04          | \$221,500         | 1550                      | 0                    | 7                | 1990                  | 3           | 7111            | N           | N                  | 307 JEWELL ST        |
| 003             | 680220       | 0310         | 2/6/04           | \$199,950         | 1550                      | 0                    | 7                | 1990                  | 3           | 8640            | N           | N                  | 405 WARWICK ST       |
| 003             | 866100       | 0123         | 1/19/06          | \$256,000         | 1550                      | 0                    | 7                | 1995                  | 3           | 10700           | N           | N                  | 1875 FLORENCE ST     |
| 003             | 257191       | 0160         | 8/25/05          | \$283,900         | 1560                      | 570                  | 7                | 1992                  | 3           | 8560            | N           | N                  | 431 VICTOR ST        |
| 003             | 543782       | 0030         | 6/1/06           | \$270,000         | 1560                      | 0                    | 7                | 1979                  | 4           | 7875            | N           | N                  | 534 CHARWILA LN      |
| 003             | 543782       | 0120         | 3/14/06          | \$256,000         | 1560                      | 0                    | 7                | 1979                  | 4           | 8033            | N           | N                  | 2514 HARMONY LN      |
| 003             | 543782       | 0380         | 7/28/06          | \$274,950         | 1560                      | 0                    | 7                | 1979                  | 4           | 9829            | N           | N                  | 355 CHARWILA LN      |
| 003             | 543782       | 0380         | 8/18/04          | \$199,000         | 1560                      | 0                    | 7                | 1979                  | 4           | 9829            | N           | N                  | 355 CHARWILA LN      |
| 003             | 543782       | 0450         | 1/23/04          | \$209,121         | 1560                      | 0                    | 7                | 1979                  | 4           | 8400            | N           | N                  | 601 CHARWILA LN      |
| 003             | 293810       | 0055         | 7/19/04          | \$235,000         | 1570                      | 0                    | 7                | 1962                  | 5           | 10710           | N           | N                  | 1255 LORAINNE ST     |
| 003             | 543782       | 0230         | 9/7/06           | \$328,000         | 1570                      | 0                    | 7                | 1984                  | 4           | 9144            | N           | N                  | 2410 SCANDIA CT      |
| 003             | 076681       | 0150         | 5/12/04          | \$208,000         | 1580                      | 0                    | 7                | 1991                  | 3           | 8680            | N           | N                  | 1013 WEST CT         |
| 003             | 156590       | 0110         | 4/23/04          | \$199,800         | 1580                      | 0                    | 7                | 1992                  | 3           | 8848            | N           | N                  | 319 CHINOOK AVE      |
| 003             | 156590       | 0280         | 7/20/04          | \$224,300         | 1580                      | 0                    | 7                | 1992                  | 3           | 8415            | N           | N                  | 213 MICHAEL AVE      |
| 003             | 543782       | 0020         | 5/3/06           | \$274,500         | 1580                      | 0                    | 7                | 1979                  | 3           | 7875            | N           | N                  | 550 CHARWILA LN      |
| 003             | 543782       | 0060         | 4/3/06           | \$257,000         | 1580                      | 0                    | 7                | 1979                  | 3           | 7875            | N           | N                  | 438 CHARWILA LN      |
| 003             | 560200       | 0010         | 5/30/06          | \$249,950         | 1580                      | 0                    | 7                | 1956                  | 3           | 8604            | N           | N                  | 2232 GRIFFIN AVE     |
| 003             | 232006       | 9170         | 5/10/05          | \$232,500         | 1600                      | 0                    | 7                | 1949                  | 4           | 11392           | N           | N                  | 1347 LAFROMBOISE ST  |
| 003             | 379730       | 0330         | 9/14/04          | \$218,000         | 1600                      | 0                    | 7                | 1994                  | 3           | 8656            | N           | N                  | 3059 CHELSEA LN      |
| 003             | 680220       | 1040         | 9/28/05          | \$244,500         | 1600                      | 0                    | 7                | 1991                  | 3           | 8073            | N           | N                  | 403 PETSCHAUER PL    |
| 003             | 680221       | 0320         | 12/13/06         | \$272,500         | 1610                      | 0                    | 7                | 1992                  | 3           | 8418            | N           | N                  | 905 OLSEN PL         |
| 003             | 076680       | 0220         | 11/8/04          | \$245,000         | 1620                      | 0                    | 7                | 1991                  | 3           | 9114            | N           | N                  | 2924 LINCOLN AVE     |
| 003             | 132006       | 9170         | 2/23/04          | \$237,500         | 1620                      | 0                    | 7                | 2003                  | 3           | 12899           | N           | N                  | 3322 MCHUGH PL       |
| 003             | 164500       | 0650         | 9/15/05          | \$225,570         | 1620                      | 0                    | 7                | 1967                  | 3           | 8216            | N           | N                  | 1851 MCKINLEY ST     |
| 003             | 570238       | 0550         | 11/14/06         | \$285,000         | 1620                      | 0                    | 7                | 1991                  | 3           | 8105            | N           | N                  | 404 JEWELL ST        |
| 003             | 076400       | 0210         | 5/16/06          | \$271,400         | 1630                      | 0                    | 7                | 1960                  | 4           | 6594            | N           | N                  | 1033 MCKINLEY ST     |
| 003             | 370190       | 0080         | 3/8/06           | \$266,000         | 1630                      | 0                    | 7                | 1993                  | 3           | 6450            | N           | N                  | 1214 LAFROMBOISE ST  |
| 003             | 570238       | 0190         | 3/18/05          | \$227,000         | 1630                      | 0                    | 7                | 1990                  | 3           | 6850            | N           | N                  | 315 JEWELL ST        |
| 003             | 232006       | 9265         | 6/7/04           | \$259,500         | 1640                      | 0                    | 7                | 1949                  | 4           | 20460           | N           | N                  | 1878 GOSSARD ST      |
| 003             | 257190       | 0250         | 12/9/05          | \$305,000         | 1640                      | 0                    | 7                | 1990                  | 3           | 10787           | N           | N                  | 579 FARRELLY ST      |
| 003             | 559590       | 0061         | 8/16/06          | \$325,500         | 1640                      | 0                    | 7                | 2006                  | 3           | 5651            | N           | N                  | 2164 GRIFFIN AVE     |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 076680       | 0050         | 3/22/04          | \$203,000         | 1650                      | 0                    | 7                | 1990                  | 3           | 8558            | N           | N                  | 2857 EDITH AVE       |
| 003             | 232006       | 9341         | 9/29/05          | \$330,000         | 1650                      | 0                    | 7                | 1988                  | 3           | 19760           | N           | N                  | 3123 GOSSARD PL      |
| 003             | 543782       | 0050         | 10/25/06         | \$288,000         | 1650                      | 0                    | 7                | 1979                  | 4           | 7875            | N           | N                  | 506 CHARWILA LN      |
| 003             | 543782       | 0050         | 10/15/04         | \$229,000         | 1650                      | 0                    | 7                | 1979                  | 4           | 7875            | N           | N                  | 506 CHARWILA LN      |
| 003             | 543782       | 0430         | 6/24/05          | \$262,000         | 1650                      | 0                    | 7                | 1979                  | 4           | 8610            | N           | N                  | 529 CHARWILA LN      |
| 003             | 680220       | 0750         | 7/7/06           | \$275,000         | 1650                      | 0                    | 7                | 1990                  | 3           | 8400            | N           | N                  | 306 WARWICK ST       |
| 003             | 680220       | 0990         | 8/9/04           | \$224,750         | 1650                      | 0                    | 7                | 1990                  | 3           | 8500            | N           | N                  | 308 CARLEY PL        |
| 003             | 713820       | 0170         | 11/7/06          | \$303,450         | 1650                      | 0                    | 7                | 1994                  | 3           | 8645            | N           | N                  | 3306 WETHERBEE LN    |
| 003             | 713820       | 0500         | 7/28/04          | \$229,500         | 1650                      | 0                    | 7                | 1995                  | 3           | 9124            | N           | N                  | 3585 WETHERBEE LN    |
| 003             | 713821       | 0020         | 10/4/06          | \$285,900         | 1650                      | 0                    | 7                | 1995                  | 3           | 8408            | N           | N                  | 3459 WETHERBEE LN    |
| 003             | 713821       | 0070         | 2/27/06          | \$283,000         | 1650                      | 0                    | 7                | 1994                  | 3           | 8400            | N           | N                  | 3354 RANDALL PL      |
| 003             | 713821       | 0090         | 3/17/05          | \$244,000         | 1650                      | 0                    | 7                | 1994                  | 3           | 8880            | N           | N                  | 3312 RANDALL PL      |
| 003             | 713821       | 0130         | 9/16/04          | \$218,500         | 1650                      | 0                    | 7                | 1994                  | 3           | 8948            | N           | N                  | 3240 RANDALL PL      |
| 003             | 713821       | 0280         | 11/13/06         | \$295,000         | 1650                      | 0                    | 7                | 1994                  | 3           | 8100            | N           | N                  | 359 WETHERBEE LN     |
| 003             | 713821       | 0280         | 3/29/06          | \$274,000         | 1650                      | 0                    | 7                | 1994                  | 3           | 8100            | N           | N                  | 359 WETHERBEE LN     |
| 003             | 713821       | 0480         | 5/10/04          | \$232,350         | 1650                      | 0                    | 7                | 1995                  | 3           | 11373           | N           | N                  | 519 GILLIS CT        |
| 003             | 156590       | 0480         | 8/19/04          | \$232,000         | 1660                      | 0                    | 7                | 1992                  | 3           | 9141            | N           | N                  | 310 MICHAEL AVE      |
| 003             | 156590       | 0530         | 8/3/05           | \$272,500         | 1660                      | 0                    | 7                | 1992                  | 3           | 9756            | N           | N                  | 204 MICHAEL AVE      |
| 003             | 570238       | 0240         | 11/2/05          | \$264,000         | 1660                      | 0                    | 7                | 1991                  | 3           | 9683            | N           | N                  | 305 JEWELL ST        |
| 003             | 680220       | 0330         | 8/5/05           | \$281,750         | 1660                      | 0                    | 7                | 1991                  | 3           | 8912            | N           | N                  | 307 WARWICK ST       |
| 003             | 680220       | 0330         | 8/30/04          | \$230,000         | 1660                      | 0                    | 7                | 1991                  | 3           | 8912            | N           | N                  | 307 WARWICK ST       |
| 003             | 680220       | 0370         | 8/8/06           | \$295,000         | 1660                      | 0                    | 7                | 1990                  | 3           | 11540           | N           | N                  | 508 WALLACE AVE      |
| 003             | 802920       | 0380         | 1/25/06          | \$288,000         | 1660                      | 0                    | 7                | 1918                  | 5           | 8398            | N           | N                  | 1916 LAFROMBOISE ST  |
| 003             | 426600       | 0020         | 10/20/06         | \$350,000         | 1668                      | 0                    | 7                | 2002                  | 3           | 10800           | Y           | N                  | 3175 GARFIELD ST     |
| 003             | 156590       | 0470         | 6/20/05          | \$275,000         | 1670                      | 0                    | 7                | 1992                  | 3           | 10440           | N           | N                  | 320 MICHAEL AVE      |
| 003             | 156590       | 0470         | 6/27/05          | \$275,000         | 1670                      | 0                    | 7                | 1992                  | 3           | 10440           | N           | N                  | 320 MICHAEL AVE      |
| 003             | 570238       | 0380         | 2/1/05           | \$235,000         | 1670                      | 0                    | 7                | 1991                  | 3           | 10094           | N           | N                  | 205 JEWELL ST        |
| 003             | 570238       | 0650         | 8/25/05          | \$250,000         | 1670                      | 0                    | 7                | 1990                  | 3           | 6092            | N           | N                  | 302 JEWELL ST        |
| 003             | 570238       | 0680         | 3/31/06          | \$260,000         | 1670                      | 0                    | 7                | 1990                  | 3           | 6354            | N           | N                  | 226 JEWELL ST        |
| 003             | 370190       | 0050         | 9/29/05          | \$250,000         | 1672                      | 0                    | 7                | 1957                  | 4           | 7267            | N           | N                  | 1260 LAFROMBOISE ST  |
| 003             | 680220       | 1010         | 6/21/04          | \$215,500         | 1680                      | 0                    | 7                | 1991                  | 3           | 8926            | N           | N                  | 307 PETSCHAUER PL    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 570238       | 0390         | 9/27/04          | \$234,940         | 1690                      | 0                    | 7                | 1991                  | 3           | 7832            | N           | N                  | 203 JEWELL ST        |
| 003             | 076680       | 0170         | 6/22/06          | \$369,500         | 1700                      | 0                    | 7                | 1967                  | 5           | 24905           | N           | N                  | 2909 ROOSEVELT AVE   |
| 003             | 570238       | 0170         | 8/10/05          | \$259,100         | 1700                      | 0                    | 7                | 1991                  | 3           | 7918            | N           | N                  | 319 JEWELL ST        |
| 003             | 570238       | 0590         | 8/12/04          | \$209,500         | 1700                      | 0                    | 7                | 1991                  | 3           | 6735            | N           | N                  | 326 JEWELL ST        |
| 003             | 614200       | 0130         | 11/21/06         | \$267,500         | 1700                      | 0                    | 7                | 1966                  | 4           | 11118           | N           | N                  | 26008 SE 426TH ST    |
| 003             | 807805       | 0010         | 9/15/05          | \$268,000         | 1700                      | 0                    | 7                | 1996                  | 3           | 8463            | N           | N                  | 1930 HIGHPOINT ST    |
| 003             | 807805       | 0010         | 4/11/05          | \$250,000         | 1700                      | 0                    | 7                | 1996                  | 3           | 8463            | N           | N                  | 1930 HIGHPOINT ST    |
| 003             | 076681       | 0140         | 5/25/05          | \$249,950         | 1710                      | 0                    | 7                | 1992                  | 3           | 8680            | N           | N                  | 1108 ISBELL CT       |
| 003             | 085300       | 0260         | 2/9/05           | \$259,950         | 1710                      | 0                    | 7                | 1935                  | 5           | 5413            | N           | N                  | 1535 GRIFFIN AVE     |
| 003             | 262006       | 9059         | 2/18/04          | \$211,450         | 1710                      | 580                  | 7                | 1939                  | 4           | 10080           | N           | N                  | 937 MYRTINE ST       |
| 003             | 272290       | 0095         | 3/17/06          | \$243,000         | 1710                      | 0                    | 7                | 1960                  | 4           | 8925            | N           | N                  | 1459 LORAINE ST      |
| 003             | 257191       | 0050         | 6/20/05          | \$268,000         | 1720                      | 0                    | 7                | 1992                  | 3           | 8697            | N           | N                  | 515 HAZEL PL         |
| 003             | 257191       | 0200         | 2/1/06           | \$307,000         | 1720                      | 0                    | 7                | 1992                  | 3           | 8560            | N           | N                  | 545 VICTOR ST        |
| 003             | 257191       | 0370         | 4/11/05          | \$274,950         | 1720                      | 0                    | 7                | 1992                  | 3           | 8545            | N           | N                  | 712 VICTOR ST        |
| 003             | 426600       | 0100         | 12/7/05          | \$257,500         | 1720                      | 0                    | 7                | 1977                  | 4           | 11624           | N           | N                  | 3218 HARDING ST      |
| 003             | 807805       | 0020         | 3/2/04           | \$235,000         | 1720                      | 0                    | 7                | 1998                  | 3           | 8543            | N           | N                  | 3233 LOIS LN         |
| 003             | 807805       | 0190         | 5/21/04          | \$231,550         | 1720                      | 0                    | 7                | 1998                  | 3           | 8762            | N           | N                  | 1885 LOIS LN         |
| 003             | 779200       | 0040         | 8/25/06          | \$399,000         | 1730                      | 500                  | 7                | 1965                  | 5           | 28800           | N           | N                  | 44903 281ST AVE SE   |
| 003             | 570650       | 0095         | 10/4/04          | \$231,300         | 1740                      | 0                    | 7                | 1969                  | 3           | 8007            | N           | N                  | 1818 LOWELL AVE      |
| 003             | 771590       | 0050         | 7/21/04          | \$292,000         | 1760                      | 0                    | 7                | 2004                  | 3           | 13372           | N           | N                  | 1809 SHANNON LN      |
| 003             | 932101       | 0160         | 5/26/04          | \$225,000         | 1770                      | 0                    | 7                | 1988                  | 4           | 9085            | N           | N                  | 2765 LINCOLN AVE     |
| 003             | 257191       | 0560         | 1/20/06          | \$285,000         | 1780                      | 0                    | 7                | 1992                  | 3           | 8548            | N           | N                  | 3048 LINK AVE        |
| 003             | 680220       | 0540         | 4/4/05           | \$269,900         | 1780                      | 0                    | 7                | 1991                  | 3           | 8643            | N           | N                  | 101 SCHMID ST        |
| 003             | 076681       | 0460         | 5/19/04          | \$234,950         | 1800                      | 0                    | 7                | 1993                  | 3           | 8401            | N           | N                  | 3112 EDEL AVE        |
| 003             | 156590       | 0210         | 4/13/04          | \$246,000         | 1800                      | 0                    | 7                | 1992                  | 3           | 8449            | Y           | N                  | 123 CHINOOK AVE      |
| 003             | 379731       | 0120         | 10/22/04         | \$233,000         | 1800                      | 0                    | 7                | 1995                  | 3           | 9233            | N           | N                  | 3435 WYNALDA DR      |
| 003             | 570238       | 0460         | 2/10/06          | \$279,400         | 1810                      | 0                    | 7                | 1991                  | 3           | 7141            | N           | N                  | 115 JEWELL ST        |
| 003             | 257191       | 0470         | 4/26/06          | \$311,000         | 1820                      | 0                    | 7                | 1993                  | 3           | 7800            | N           | N                  | 444 VICTOR ST        |
| 003             | 257191       | 0540         | 8/23/05          | \$290,000         | 1820                      | 0                    | 7                | 1992                  | 3           | 8400            | N           | N                  | 3110 LINK AVE        |
| 003             | 379730       | 0280         | 4/7/06           | \$318,500         | 1820                      | 0                    | 7                | 1993                  | 3           | 12800           | N           | N                  | 3185 CHELSEA LN      |
| 003             | 570238       | 0340         | 7/13/06          | \$278,000         | 1820                      | 0                    | 7                | 1991                  | 3           | 10564           | N           | N                  | 213 JEWELL ST        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 570238       | 0720         | 11/17/04         | \$212,000         | 1820                      | 0                    | 7                | 1991                  | 3           | 7218            | N           | N                  | 206 JEWELL ST        |
| 003             | 807805       | 0060         | 3/7/05           | \$249,950         | 1820                      | 0                    | 7                | 1998                  | 3           | 8282            | N           | N                  | 1890 LOIS LN         |
| 003             | 807805       | 0080         | 9/22/05          | \$307,000         | 1820                      | 0                    | 7                | 1998                  | 3           | 8446            | N           | N                  | 1870 LOIS LN         |
| 003             | 807805       | 0200         | 5/21/04          | \$237,550         | 1820                      | 0                    | 7                | 1998                  | 3           | 8585            | N           | N                  | 1875 LOIS LN         |
| 003             | 981470       | 0065         | 3/30/05          | \$312,000         | 1830                      | 0                    | 7                | 1918                  | 4           | 9000            | N           | N                  | 2048 PARK ST         |
| 003             | 570238       | 0250         | 11/27/06         | \$309,950         | 1840                      | 0                    | 7                | 1991                  | 3           | 7883            | N           | N                  | 305 JEWELL ST        |
| 003             | 680221       | 0380         | 12/17/04         | \$242,500         | 1840                      | 0                    | 7                | 1992                  | 3           | 8160            | N           | N                  | 1010 OLSEN PL        |
| 003             | 680221       | 0410         | 7/17/06          | \$321,000         | 1840                      | 0                    | 7                | 1992                  | 3           | 9818            | N           | N                  | 1004 OLSEN PL        |
| 003             | 561510       | 0035         | 12/12/05         | \$312,000         | 1850                      | 0                    | 7                | 1977                  | 4           | 8112            | N           | N                  | 1515 CHINOOK AVE     |
| 003             | 771010       | 0071         | 11/3/06          | \$335,000         | 1850                      | 0                    | 7                | 1938                  | 4           | 9125            | N           | N                  | 1866 HARDING ST      |
| 003             | 156590       | 0340         | 4/20/04          | \$237,500         | 1860                      | 0                    | 7                | 1992                  | 3           | 8410            | N           | N                  | 375 MICHAEL AVE      |
| 003             | 570238       | 0130         | 10/19/05         | \$259,900         | 1860                      | 0                    | 7                | 1991                  | 3           | 6700            | N           | N                  | 327 JEWELL ST        |
| 003             | 570238       | 0600         | 7/23/04          | \$226,729         | 1860                      | 0                    | 7                | 1991                  | 3           | 5973            | N           | N                  | 324 JEWELL ST        |
| 003             | 570238       | 0310         | 5/12/06          | \$280,000         | 1870                      | 0                    | 7                | 1991                  | 3           | 7497            | N           | N                  | 219 JEWELL ST        |
| 003             | 570238       | 0420         | 7/10/06          | \$314,950         | 1870                      | 0                    | 7                | 1991                  | 3           | 6700            | N           | N                  | 123 JEWELL ST        |
| 003             | 232006       | 9218         | 10/5/05          | \$330,000         | 1890                      | 0                    | 7                | 1958                  | 4           | 27000           | N           | N                  | 2920 KIBLER AVE      |
| 003             | 543780       | 0330         | 3/17/06          | \$174,000         | 1890                      | 0                    | 7                | 1968                  | 3           | 8080            | N           | N                  | 861 MELODY LN        |
| 003             | 771010       | 0110         | 7/26/04          | \$285,000         | 1890                      | 0                    | 7                | 1977                  | 4           | 10311           | N           | N                  | 1976 PIONEER ST      |
| 003             | 800510       | 0895         | 4/21/06          | \$360,000         | 1890                      | 0                    | 7                | 1913                  | 4           | 9000            | N           | N                  | 1431 MARION ST       |
| 003             | 561510       | 0329         | 10/28/04         | \$260,000         | 1900                      | 0                    | 7                | 1976                  | 3           | 8160            | N           | N                  | 1342 CHINOOK AVE     |
| 003             | 559590       | 0260         | 9/12/06          | \$359,950         | 1914                      | 0                    | 7                | 2002                  | 3           | 10227           | N           | N                  | 1469 LAFROMBOISE ST  |
| 003             | 559590       | 0260         | 8/3/04           | \$285,000         | 1914                      | 0                    | 7                | 2002                  | 3           | 10227           | N           | N                  | 1469 LAFROMBOISE ST  |
| 003             | 379730       | 0190         | 2/21/06          | \$319,000         | 1920                      | 0                    | 7                | 1994                  | 3           | 8562            | N           | N                  | 3010 CHELSEA LN      |
| 003             | 156590       | 0240         | 12/14/05         | \$284,000         | 1930                      | 0                    | 7                | 1992                  | 3           | 7958            | N           | N                  | 145 MICHAEL AVE      |
| 003             | 257191       | 0060         | 8/22/06          | \$359,950         | 1930                      | 0                    | 7                | 1992                  | 3           | 9276            | N           | N                  | 533 HAZEL PL         |
| 003             | 257191       | 0060         | 7/20/05          | \$297,500         | 1930                      | 0                    | 7                | 1992                  | 3           | 9276            | N           | N                  | 533 HAZEL PL         |
| 003             | 426600       | 0040         | 8/11/05          | \$293,000         | 1948                      | 0                    | 7                | 2000                  | 3           | 10125           | N           | N                  | 3215 GARFIELD ST     |
| 003             | 614200       | 0180         | 10/11/04         | \$229,990         | 1950                      | 0                    | 7                | 1960                  | 4           | 10914           | N           | N                  | 26128 SE 426TH ST    |
| 003             | 293820       | 0030         | 11/22/05         | \$299,995         | 1970                      | 0                    | 7                | 1964                  | 5           | 9282            | N           | N                  | 1225 FLORENCE ST     |
| 003             | 713820       | 0030         | 7/25/06          | \$297,500         | 1970                      | 0                    | 7                | 1995                  | 3           | 8400            | N           | N                  | 3526 WETHERBEE LN    |
| 003             | 713820       | 0070         | 4/18/05          | \$263,900         | 1970                      | 0                    | 7                | 1994                  | 3           | 9072            | N           | N                  | 351 GARLAND PL       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>  |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------|
| 003             | 713820       | 0150         | 4/25/05          | \$263,000         | 1970                      | 0                    | 7                | 1994                  | 3           | 8605            | N           | N                  | 419 WETHERBEE LN      |
| 003             | 713820       | 0230         | 2/18/05          | \$247,000         | 1970                      | 0                    | 7                | 1994                  | 3           | 10507           | N           | N                  | 497 BLANCHAT CT       |
| 003             | 713820       | 0360         | 10/21/05         | \$275,000         | 1970                      | 0                    | 7                | 1994                  | 3           | 9179            | N           | N                  | 3353 WETHERBEE LN     |
| 003             | 713820       | 0400         | 12/9/05          | \$284,000         | 1970                      | 0                    | 7                | 1994                  | 3           | 8640            | N           | N                  | 3457 GARLAND PL       |
| 003             | 713820       | 0410         | 6/20/05          | \$235,000         | 1970                      | 0                    | 7                | 1994                  | 3           | 8640            | N           | N                  | 3477 GARLAND PL       |
| 003             | 713820       | 0440         | 1/11/06          | \$289,950         | 1970                      | 0                    | 7                | 1994                  | 3           | 8469            | N           | N                  | 450 GARLAND PL        |
| 003             | 713821       | 0310         | 5/20/05          | \$273,110         | 1970                      | 0                    | 7                | 1994                  | 3           | 8415            | N           | N                  | 354 WETHERBEE LN      |
| 003             | 713821       | 0380         | 3/26/04          | \$232,500         | 1970                      | 0                    | 7                | 1995                  | 3           | 13484           | N           | N                  | 3350 WARD CT          |
| 003             | 713821       | 0440         | 11/9/04          | \$260,000         | 1970                      | 0                    | 7                | 1995                  | 3           | 14180           | N           | N                  | 580 HAMILTON PL       |
| 003             | 713821       | 0450         | 4/22/04          | \$242,000         | 1970                      | 0                    | 7                | 1995                  | 3           | 13880           | N           | N                  | 550 HAMILTON PL       |
| 003             | 713821       | 0460         | 7/21/04          | \$243,700         | 1970                      | 0                    | 7                | 1995                  | 3           | 14149           | N           | N                  | 524 HAMILTON PL       |
| 003             | 257191       | 0300         | 6/7/05           | \$289,900         | 1990                      | 0                    | 7                | 1993                  | 3           | 8405            | N           | N                  | 703 VICTOR ST         |
| 003             | 242006       | 9471         | 7/13/05          | \$305,000         | 2010                      | 0                    | 7                | 2005                  | 3           | 8960            | N           | N                  | 1247 MERRITT AVE      |
| 003             | 680220       | 0600         | 9/21/06          | \$297,450         | 2010                      | 0                    | 7                | 1990                  | 3           | 9987            | N           | N                  | 407 SCHMID ST         |
| 003             | 257191       | 0500         | 12/12/05         | \$309,390         | 2020                      | 0                    | 7                | 1992                  | 3           | 9154            | N           | N                  | 360 VICTOR ST         |
| 003             | 191730       | 0366         | 11/14/06         | \$365,000         | 2080                      | 0                    | 7                | 2006                  | 3           | 5326            | N           | N                  | 1422 DAVIS AVE        |
| 003             | 570650       | 0745         | 11/17/04         | \$260,000         | 2090                      | 0                    | 7                | 1948                  | 3           | 9600            | N           | N                  | 1833 KIBLER AVE       |
| 003             | 257191       | 0230         | 2/13/06          | \$329,950         | 2100                      | 0                    | 7                | 1993                  | 3           | 8699            | N           | N                  | 3050 CHRISTIANSON AVE |
| 003             | 076681       | 0330         | 5/20/04          | \$250,000         | 2116                      | 0                    | 7                | 1991                  | 3           | 8424            | N           | N                  | 3007 EDEL AVE         |
| 003             | 379731       | 0290         | 12/23/04         | \$269,950         | 2140                      | 0                    | 7                | 1996                  | 3           | 9000            | N           | N                  | 3334 WYNALDA DR       |
| 003             | 242006       | 9462         | 6/28/04          | \$245,000         | 2170                      | 0                    | 7                | 1955                  | 3           | 17800           | N           | N                  | 1404 MCHUGH AVE       |
| 003             | 800610       | 0410         | 3/2/04           | \$240,000         | 2170                      | 0                    | 7                | 1997                  | 3           | 7500            | N           | N                  | 1147 PORTER ST        |
| 003             | 379731       | 0170         | 6/12/06          | \$327,500         | 2180                      | 0                    | 7                | 1995                  | 3           | 8467            | N           | N                  | 3561 WYNALDA DR       |
| 003             | 800510       | 0250         | 5/19/04          | \$360,000         | 2240                      | 1100                 | 7                | 1916                  | 5           | 7250            | N           | N                  | 1822 PORTER ST        |
| 003             | 242006       | 9143         | 6/14/05          | \$305,000         | 2250                      | 600                  | 7                | 1914                  | 4           | 12000           | N           | N                  | 1239 PORTER ST        |
| 003             | 232006       | 9322         | 12/8/05          | \$328,000         | 2260                      | 0                    | 7                | 1984                  | 3           | 8400            | N           | N                  | 1732 FLORENCE ST      |
| 003             | 257191       | 0090         | 8/25/05          | \$299,500         | 2340                      | 0                    | 7                | 1993                  | 3           | 8535            | N           | N                  | 510 HAZEL PL          |
| 003             | 379731       | 0110         | 2/5/04           | \$264,500         | 2360                      | 0                    | 7                | 1994                  | 3           | 9234            | N           | N                  | 3417 WYNALDA DR       |
| 003             | 713821       | 0470         | 5/18/06          | \$464,000         | 2410                      | 0                    | 7                | 1997                  | 3           | 35863           | N           | N                  | 520 GILLIS CT         |
| 003             | 379731       | 0310         | 8/7/06           | \$360,000         | 2440                      | 0                    | 7                | 1996                  | 3           | 8875            | N           | N                  | 3284 WYNALDA DR       |
| 003             | 379731       | 0310         | 2/3/05           | \$300,000         | 2440                      | 0                    | 7                | 1996                  | 3           | 8875            | N           | N                  | 3284 WYNALDA DR       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 262006       | 9196         | 11/23/04         | \$290,000         | 2530                      | 0                    | 7                | 1982                  | 3           | 9989            | N           | N                  | 928 MYRTINE ST       |
| 003             | 192007       | 9027         | 6/16/06          | \$689,950         | 2720                      | 0                    | 7                | 1983                  | 4           | 387248          | N           | N                  | 28016 SE 440TH ST    |
| 003             | 232006       | 9214         | 8/2/04           | \$363,000         | 3710                      | 0                    | 7                | 1989                  | 3           | 25589           | N           | N                  | 2031 EDITH AVE       |
| 003             | 370190       | 0060         | 11/16/04         | \$198,000         | 840                       | 0                    | 8                | 1937                  | 4           | 9007            | N           | N                  | 1234 LAFROMBOISE ST  |
| 003             | 302007       | 9095         | 6/9/04           | \$386,000         | 970                       | 950                  | 8                | 1996                  | 3           | 215622          | Y           | N                  | 46111 290TH AVE SE   |
| 003             | 659900       | 0010         | 6/18/06          | \$368,000         | 1240                      | 500                  | 8                | 1979                  | 3           | 30710           | N           | N                  | 43701 284TH AVE SE   |
| 003             | 807849       | 0030         | 12/20/05         | \$300,000         | 1260                      | 550                  | 8                | 1990                  | 3           | 10531           | N           | N                  | 3505 WINTER PL       |
| 003             | 807849       | 0140         | 9/19/05          | \$300,000         | 1270                      | 490                  | 8                | 1990                  | 3           | 9635            | N           | N                  | 3307 SPRING PL       |
| 003             | 800510       | 0840         | 4/22/05          | \$223,000         | 1430                      | 0                    | 8                | 1985                  | 3           | 6000            | N           | N                  | 1424 PORTER ST       |
| 003             | 246880       | 0010         | 2/28/05          | \$260,000         | 1440                      | 0                    | 8                | 1978                  | 3           | 24493           | N           | N                  | 46426 287TH AVE SE   |
| 003             | 142006       | 9058         | 11/22/05         | \$310,500         | 1470                      | 790                  | 8                | 1978                  | 3           | 17500           | Y           | N                  | 42822 257TH PL SE    |
| 003             | 716470       | 0080         | 9/25/06          | \$335,000         | 1510                      | 0                    | 8                | 1984                  | 3           | 13855           | N           | N                  | 2881 INITIAL AVE     |
| 003             | 807849       | 0040         | 8/19/05          | \$262,000         | 1510                      | 0                    | 8                | 1990                  | 3           | 11863           | N           | N                  | 3507 WINTER PL       |
| 003             | 257190       | 0180         | 12/1/05          | \$302,000         | 1620                      | 0                    | 8                | 1990                  | 3           | 9396            | N           | N                  | 2953 LINK AVE        |
| 003             | 257190       | 0180         | 6/28/04          | \$247,900         | 1620                      | 0                    | 8                | 1990                  | 3           | 9396            | N           | N                  | 2953 LINK AVE        |
| 003             | 807849       | 0070         | 8/31/05          | \$290,000         | 1630                      | 0                    | 8                | 1994                  | 3           | 10427           | Y           | N                  | 3504 WINTER PL       |
| 003             | 369830       | 0015         | 7/19/04          | \$253,500         | 1700                      | 0                    | 8                | 1963                  | 4           | 17361           | N           | N                  | 1048 MCKINLEY ST     |
| 003             | 932100       | 0090         | 10/18/05         | \$305,000         | 1700                      | 0                    | 8                | 1966                  | 4           | 9240            | N           | N                  | 1258 MCKINLEY ST     |
| 003             | 246880       | 0100         | 9/19/06          | \$350,000         | 1720                      | 0                    | 8                | 1978                  | 3           | 15136           | N           | N                  | 28714 SE 462ND PL    |
| 003             | 943290       | 0420         | 6/13/06          | \$339,600         | 1720                      | 0                    | 8                | 1994                  | 3           | 8577            | N           | N                  | 1957 HAWK CT         |
| 003             | 943290       | 0420         | 3/29/05          | \$256,000         | 1720                      | 0                    | 8                | 1994                  | 3           | 8577            | N           | N                  | 1957 HAWK CT         |
| 003             | 943290       | 0800         | 10/27/04         | \$238,500         | 1730                      | 0                    | 8                | 1997                  | 3           | 8400            | N           | N                  | 3045 HIGHPOINT ST    |
| 003             | 779200       | 0090         | 9/19/05          | \$225,000         | 1740                      | 0                    | 8                | 1957                  | 4           | 27600           | Y           | N                  | 28213 SE 451ST ST    |
| 003             | 257190       | 0190         | 4/1/05           | \$256,950         | 1750                      | 0                    | 8                | 1990                  | 3           | 9234            | N           | N                  | 429 FARRELLY ST      |
| 003             | 076681       | 0070         | 1/9/06           | \$324,950         | 1770                      | 0                    | 8                | 1992                  | 3           | 8491            | N           | N                  | 3024 ELMONT AVE      |
| 003             | 379730       | 0170         | 3/8/05           | \$242,800         | 1780                      | 0                    | 8                | 1994                  | 3           | 9983            | N           | N                  | 3045 WYNALDA DR      |
| 003             | 257190       | 0450         | 7/18/06          | \$339,000         | 1790                      | 0                    | 8                | 1990                  | 3           | 12862           | N           | N                  | 328 FARRELLY ST      |
| 003             | 807849       | 0200         | 6/21/06          | \$339,000         | 1820                      | 0                    | 8                | 1992                  | 3           | 11152           | N           | N                  | 112 SPRING PL        |
| 003             | 807849       | 0380         | 11/11/05         | \$334,900         | 1820                      | 0                    | 8                | 1993                  | 3           | 10882           | N           | N                  | 121 ALMADON ST       |
| 003             | 302007       | 9097         | 1/1/05           | \$417,500         | 1830                      | 500                  | 8                | 1991                  | 3           | 211266          | Y           | N                  | 46310 290TH AVE SE   |
| 003             | 543781       | 0170         | 11/19/04         | \$240,000         | 1830                      | 0                    | 8                | 1976                  | 4           | 12978           | Y           | N                  | 617 HARMONY LN       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>    |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 003             | 379730       | 0120         | 9/18/06          | \$328,950         | 1850                      | 0                    | 8                | 1994                  | 3           | 10066           | N           | N                  | 3147 WYNALDA DR         |
| 003             | 943290       | 0570         | 9/19/05          | \$313,950         | 1850                      | 0                    | 8                | 1996                  | 3           | 8741            | N           | N                  | 3163 HUNTER CT          |
| 003             | 807849       | 0300         | 2/15/06          | \$303,000         | 1880                      | 0                    | 8                | 1991                  | 3           | 9952            | N           | N                  | 202 ALMADON ST          |
| 003             | 807849       | 0300         | 5/4/04           | \$240,000         | 1880                      | 0                    | 8                | 1991                  | 3           | 9952            | N           | N                  | 202 ALMADON ST          |
| 003             | 932101       | 0010         | 12/22/05         | \$325,000         | 1880                      | 0                    | 8                | 1985                  | 3           | 12117           | N           | N                  | 1260 SEMANSKI ST        |
| 003             | 248210       | 0050         | 2/10/04          | \$238,000         | 1900                      | 0                    | 8                | 1977                  | 4           | 16800           | N           | N                  | 28204 SE 428TH PL       |
| 003             | 541610       | 0020         | 4/28/04          | \$289,950         | 1910                      | 0                    | 8                | 2004                  | 3           | 8329            | N           | N                  | 3547 LARSEN AVE         |
| 003             | 570650       | 0025         | 6/17/05          | \$281,653         | 1910                      | 0                    | 8                | 2005                  | 3           | 5000            | N           | N                  | 3004 PORTER ST          |
| 003             | 807849       | 0110         | 5/24/04          | \$263,000         | 1910                      | 0                    | 8                | 1991                  | 3           | 10832           | N           | N                  | 3411 WINTER PL          |
| 003             | 232006       | 9141         | 10/31/06         | \$430,000         | 1920                      | 700                  | 8                | 1985                  | 4           | 18778           | Y           | N                  | 2986 GOSSARD PL         |
| 003             | 257190       | 0390         | 1/6/05           | \$249,950         | 1920                      | 0                    | 8                | 1991                  | 3           | 8400            | N           | N                  | 530 FARRELLY ST         |
| 003             | 659900       | 0014         | 3/14/05          | \$285,000         | 1920                      | 0                    | 8                | 1981                  | 4           | 17391           | N           | N                  | 43715 284TH AVE SE      |
| 003             | 232006       | 9332         | 8/28/06          | \$358,950         | 1938                      | 0                    | 8                | 2000                  | 3           | 11250           | N           | N                  | 2525 KIBLER AVE         |
| 003             | 076681       | 0470         | 7/1/04           | \$268,000         | 1940                      | 0                    | 8                | 1991                  | 3           | 7948            | N           | N                  | 3116 EDEL AVE           |
| 003             | 943290       | 0620         | 6/3/05           | \$297,500         | 1940                      | 0                    | 8                | 1991                  | 3           | 7560            | N           | N                  | 3156 HUNTER CT          |
| 003             | 559590       | 0060         | 4/25/06          | \$353,000         | 1950                      | 0                    | 8                | 2006                  | 3           | 5651            | N           | N                  | 1667 PIONEER ST         |
| 003             | 807849       | 0010         | 2/22/05          | \$296,000         | 1970                      | 0                    | 8                | 1990                  | 3           | 11621           | N           | N                  | 3501 WINTER PL          |
| 003             | 943290       | 0020         | 10/8/04          | \$246,500         | 1970                      | 0                    | 8                | 1994                  | 3           | 8500            | N           | N                  | 3110 SILVER SPRINGS AVE |
| 003             | 232006       | 9305         | 5/13/04          | \$259,950         | 2030                      | 0                    | 8                | 1977                  | 4           | 14960           | Y           | N                  | 3031 GOSSARD PL         |
| 003             | 807849       | 0250         | 5/9/05           | \$299,950         | 2050                      | 0                    | 8                | 1991                  | 3           | 9903            | N           | N                  | 207 SPRING PL           |
| 003             | 257190       | 0400         | 8/9/05           | \$297,150         | 2070                      | 0                    | 8                | 1991                  | 3           | 8400            | N           | N                  | 516 FARRELLY ST         |
| 003             | 132006       | 9271         | 9/27/06          | \$387,500         | 2080                      | 0                    | 8                | 2002                  | 3           | 11375           | N           | N                  | 1935 MCHUGH AVE         |
| 003             | 560200       | 0220         | 4/19/04          | \$240,000         | 2090                      | 0                    | 8                | 1965                  | 4           | 10517           | Y           | N                  | 2343 STEVENSON AVE      |
| 003             | 542281       | 0140         | 11/3/05          | \$390,000         | 2100                      | 0                    | 8                | 1999                  | 3           | 10388           | Y           | N                  | 3404 PHILLIPS AVE       |
| 003             | 807849       | 0180         | 7/29/04          | \$326,800         | 2100                      | 0                    | 8                | 1992                  | 3           | 14379           | N           | N                  | 108 SPRING PL           |
| 003             | 771590       | 0010         | 12/28/04         | \$295,000         | 2120                      | 0                    | 8                | 2004                  | 3           | 9543            | N           | N                  | 1876 SHANNON LN         |
| 003             | 257192       | 0060         | 3/15/06          | \$385,000         | 2130                      | 0                    | 8                | 1995                  | 3           | 8882            | N           | N                  | 2945 OLIE ANN PL        |
| 003             | 559590       | 0005         | 2/3/06           | \$435,000         | 2130                      | 550                  | 8                | 1912                  | 5           | 16500           | N           | N                  | 2026 GRIFFIN AVE        |
| 003             | 943290       | 0610         | 8/23/04          | \$256,000         | 2130                      | 0                    | 8                | 1991                  | 3           | 8405            | N           | N                  | 3160 HUNTER CT          |
| 003             | 943290       | 0660         | 8/12/05          | \$295,000         | 2140                      | 0                    | 8                | 1996                  | 3           | 8284            | N           | N                  | 3128 HUNTER CT          |
| 003             | 943290       | 0720         | 5/11/05          | \$290,000         | 2140                      | 0                    | 8                | 1997                  | 3           | 8741            | N           | N                  | 3111 KIBLER AVE         |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>    |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 003             | 943290       | 0490         | 10/19/04         | \$264,000         | 2160                      | 0                    | 8                | 1995                  | 3           | 8416            | N           | N                  | CARBON RIDGE ST         |
| 003             | 943290       | 0790         | 8/24/04          | \$256,500         | 2160                      | 0                    | 8                | 1997                  | 3           | 8400            | N           | N                  | 3035 HIGHPOINT ST       |
| 003             | 943290       | 0500         | 4/3/06           | \$334,000         | 2190                      | 0                    | 8                | 1994                  | 3           | 8804            | N           | N                  | 3045 CARBON RIDGE ST    |
| 003             | 932100       | 0190         | 1/30/06          | \$372,000         | 2230                      | 0                    | 8                | 1964                  | 4           | 13440           | N           | N                  | 1114 MCKINLEY ST        |
| 003             | 943290       | 0730         | 10/18/06         | \$333,000         | 2230                      | 0                    | 8                | 1993                  | 3           | 8747            | N           | N                  | 3121 KIBLER AVE         |
| 003             | 943290       | 0730         | 9/27/04          | \$261,000         | 2230                      | 0                    | 8                | 1993                  | 3           | 8747            | N           | N                  | 3121 KIBLER AVE         |
| 003             | 252006       | 9145         | 4/14/06          | \$387,400         | 2250                      | 0                    | 8                | 2005                  | 3           | 10220           | N           | N                  | 1033 WARNER AVE         |
| 003             | 943290       | 0780         | 3/11/04          | \$242,000         | 2270                      | 0                    | 8                | 1997                  | 3           | 8400            | N           | N                  | 3025 HIGHPOINT ST       |
| 003             | 076400       | 0130         | 3/9/06           | \$289,900         | 2280                      | 0                    | 8                | 1953                  | 4           | 10800           | N           | N                  | 1045 FLORENCE ST        |
| 003             | 560200       | 0296         | 6/19/06          | \$360,000         | 2360                      | 0                    | 8                | 1957                  | 4           | 10850           | N           | N                  | 1555 GARFIELD ST        |
| 003             | 943290       | 0090         | 9/25/06          | \$381,000         | 2420                      | 0                    | 8                | 1994                  | 3           | 8580            | N           | N                  | 1921 CARBON RIDGE ST    |
| 003             | 943290       | 0180         | 10/3/05          | \$325,000         | 2420                      | 0                    | 8                | 1996                  | 3           | 8438            | N           | N                  | 1920 CARBON RIDGE ST    |
| 003             | 232006       | 9269         | 12/15/04         | \$315,000         | 2430                      | 0                    | 8                | 1986                  | 3           | 35059           | Y           | N                  | 24908 SE 433RD ST       |
| 003             | 771590       | 0090         | 6/16/05          | \$320,000         | 2460                      | 0                    | 8                | 2004                  | 3           | 9455            | N           | N                  | 1877 SHANNON LN         |
| 003             | 943290       | 0530         | 8/20/04          | \$277,000         | 2460                      | 0                    | 8                | 1992                  | 3           | 10792           | N           | N                  | 3030 CARBON RIDGE ST    |
| 003             | 542282       | 0160         | 9/13/05          | \$409,500         | 2490                      | 0                    | 8                | 2001                  | 3           | 9903            | Y           | N                  | 3320 PHILLIPS AVE       |
| 003             | 541610       | 0160         | 8/23/06          | \$387,000         | 2510                      | 0                    | 8                | 2001                  | 3           | 9240            | N           | N                  | 3384 LARSEN AVE         |
| 003             | 542282       | 0050         | 2/9/05           | \$341,450         | 2520                      | 0                    | 8                | 2005                  | 3           | 9240            | N           | N                  | 3303 PHILLIPS AVE       |
| 003             | 541610       | 0050         | 5/30/06          | \$395,000         | 2540                      | 0                    | 8                | 1998                  | 3           | 8480            | N           | N                  | 3475 LARSEN AVE         |
| 003             | 262006       | 9124         | 9/22/04          | \$345,000         | 2600                      | 0                    | 8                | 1958                  | 5           | 27000           | N           | N                  | 2860 ROOSEVELT AVE      |
| 003             | 246880       | 0180         | 4/28/05          | \$300,000         | 2630                      | 880                  | 8                | 1980                  | 3           | 20725           | N           | N                  | 46225 287TH AVE SE      |
| 003             | 542281       | 0170         | 8/12/05          | \$367,500         | 2630                      | 0                    | 8                | 2001                  | 3           | 10000           | N           | N                  | 3434 PHILLIPS AVE       |
| 003             | 807849       | 0500         | 8/29/06          | \$433,500         | 2630                      | 0                    | 8                | 1998                  | 3           | 14740           | Y           | N                  | 210 SPRING PL           |
| 003             | 807849       | 0500         | 3/18/04          | \$314,900         | 2630                      | 0                    | 8                | 1998                  | 3           | 14740           | Y           | N                  | 210 SPRING PL           |
| 003             | 771590       | 0070         | 2/9/04           | \$339,950         | 2640                      | 0                    | 8                | 2004                  | 3           | 9116            | N           | N                  | 1833 SHANNON LN         |
| 003             | 943290       | 0210         | 9/15/04          | \$303,000         | 2660                      | 0                    | 8                | 1992                  | 3           | 9422            | N           | N                  | 3019 SILVER SPRINGS AVE |
| 003             | 542282       | 0030         | 7/25/05          | \$384,500         | 2670                      | 0                    | 8                | 2005                  | 3           | 9240            | N           | N                  | 3337 PHILLIPS AVE       |
| 003             | 542282       | 0060         | 7/7/05           | \$384,375         | 2670                      | 0                    | 8                | 2004                  | 3           | 9240            | N           | N                  | 3285 PHILLIPS AVE       |
| 003             | 542281       | 0040         | 4/20/04          | \$305,000         | 2690                      | 0                    | 8                | 2000                  | 3           | 12787           | Y           | N                  | 3236 LARSEN AVE         |
| 003             | 542281       | 0200         | 6/19/06          | \$385,000         | 2690                      | 0                    | 8                | 2001                  | 3           | 8555            | N           | N                  | 3482 PHILLIPS AVE       |
| 003             | 542282       | 0020         | 2/19/04          | \$310,000         | 2690                      | 0                    | 8                | 2002                  | 3           | 9240            | N           | N                  | 3353 PHILLIPS AVE       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 076400       | 0155         | 12/12/05         | \$395,000         | 2700                      | 0                    | 8                | 1940                  | 4           | 14760           | N           | N                  | 1020 FLORENCE ST     |
| 003             | 855680       | 0140         | 8/8/05           | \$450,000         | 2800                      | 0                    | 8                | 2002                  | 3           | 15963           | N           | N                  | 2764 MCHUGH AVE      |
| 003             | 541610       | 0140         | 4/18/05          | \$399,000         | 2810                      | 0                    | 8                | 1999                  | 3           | 9900            | N           | N                  | 3340 LARSEN AVE      |
| 003             | 541610       | 0150         | 11/6/06          | \$400,000         | 2810                      | 0                    | 8                | 1998                  | 3           | 9900            | N           | N                  | 3362 LARSEN AVE      |
| 003             | 542281       | 0010         | 12/1/05          | \$423,950         | 2810                      | 0                    | 8                | 2001                  | 3           | 10433           | N           | N                  | 3464 LARSEN AVE      |
| 003             | 809160       | 0020         | 2/18/04          | \$320,000         | 2810                      | 0                    | 8                | 1995                  | 3           | 8907            | N           | N                  | 1461 FARRELLY ST     |
| 003             | 542282       | 0070         | 8/25/05          | \$445,000         | 2850                      | 0                    | 8                | 2004                  | 3           | 9237            | N           | N                  | 3265 PHILLIPS AVE    |
| 003             | 542282       | 0090         | 1/28/04          | \$315,000         | 2900                      | 0                    | 8                | 2002                  | 3           | 8475            | Y           | N                  | 3206 PHILLIPS AVE    |
| 003             | 542282       | 0100         | 4/17/06          | \$419,950         | 2900                      | 0                    | 8                | 2001                  | 3           | 9022            | Y           | N                  | 3214 PHILLIPS AVE    |
| 003             | 716470       | 0090         | 3/12/04          | \$370,000         | 2980                      | 0                    | 8                | 1998                  | 3           | 13855           | N           | N                  | 2951 INITIAL AVE     |
| 003             | 542281       | 0070         | 8/10/04          | \$395,000         | 3080                      | 0                    | 8                | 2000                  | 3           | 10706           | Y           | N                  | 3261 LARSEN AVE      |
| 003             | 232006       | 9346         | 5/2/06           | \$540,500         | 2440                      | 0                    | 9                | 1991                  | 3           | 44866           | N           | N                  | 44435 248TH AVE SE   |
| 003             | 232006       | 9365         | 12/13/04         | \$405,000         | 2450                      | 0                    | 9                | 1997                  | 3           | 21040           | N           | N                  | 3055 LORAINNE ST     |
| 003             | 085300       | 0401         | 7/28/04          | \$420,000         | 2470                      | 1200                 | 9                | 1942                  | 4           | 14484           | N           | N                  | 1535 MYRTLE AVE      |
| 003             | 132006       | 9253         | 2/16/05          | \$535,000         | 2880                      | 0                    | 9                | 1998                  | 3           | 40545           | Y           | N                  | 26224 SE 425TH ST    |
| 003             | 855680       | 0060         | 11/9/05          | \$570,000         | 3380                      | 0                    | 9                | 2001                  | 3           | 17007           | N           | N                  | 2644 PERRY CT        |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                    |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 003             | 016700       | 0020         | 2/25/04          | \$145,000         | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 003             | 016700       | 0035         | 8/24/05          | \$239,500         | IMP COUNT  |
| 003             | 016700       | 0055         | 5/11/06          | \$171,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 003             | 019270       | 0140         | 10/13/04         | \$178,000         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 003             | 034940       | 0290         | 3/15/06          | \$116,746         | DOR RATIO; QUIT CLAIM DEED                         |
| 003             | 076400       | 0130         | 8/30/04          | \$234,000         | IMP CHARACTERISTICS CHANGED SINCE SALE             |
| 003             | 076400       | 0140         | 7/29/04          | \$50,000          | DOR RATIO; IMP CHAR CHANGED SINCE SALE             |
| 003             | 076400       | 0140         | 11/10/06         | \$255,950         | QCD; CURRENT CHAR DO NOT MATCH SALE CHAR           |
| 003             | 076400       | 0190         | 8/21/06          | \$55,301          | DOR RATIO  |
| 003             | 076400       | 0210         | 11/11/05         | \$81,955          | DOR RATIO; QUIT CLAIM DEED                         |
| 003             | 076681       | 0400         | 5/17/06          | \$91,127          | DOR RATIO; QCD; RELATED PARTY, FRIEND, NEIGHBOR    |
| 003             | 085300       | 0200         | 2/18/05          | \$660,000         | LACK OF REPRESENTATION FOR GRADE 10                |
| 003             | 085300       | 0350         | 8/3/05           | \$518,000         | CURRENT CHAR DO NOT MATCH SALE CHAR                |
| 003             | 089800       | 0185         | 11/2/04          | \$157,950         | IMP CHARACTERISTICS CHANGED SINCE SALE             |
| 003             | 089902       | 0130         | 8/7/06           | \$69,774          | DOR RATIO; QCD; RELATED PARTY, FRIEND, NEIGHBOR    |
| 003             | 132006       | 9032         | 3/15/06          | \$144,346         | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 003             | 132006       | 9048         | 11/15/06         | \$304,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 003             | 132006       | 9055         | 8/6/04           | \$125,000         | DIAGNOSTIC OUTLIER                                 |
| 003             | 132006       | 9055         | 10/19/06         | \$160,000         | PARTIAL INTEREST; EXEMPT FROM EXCISE TAX           |
| 003             | 132006       | 9066         | 4/19/04          | \$120,000         | NO MARKET EXPOSURE                                 |
| 003             | 132006       | 9092         | 9/12/05          | \$158,000         | BANKRUPTCY; EXEMPT FROM EXCISE TAX                 |
| 003             | 132006       | 9162         | 8/19/04          | \$164,000         | LACK OF REPRESENTATION FOR FAIR CONDITION          |
| 003             | 132006       | 9233         | 11/13/06         | \$420,000         | CURRENT CHAR DO NOT MATCH SALE CHAR                |
| 003             | 132006       | 9247         | 2/21/06          | \$230,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 003             | 132006       | 9262         | 3/23/06          | \$132,284         | QUIT CLAIM DEED; RELATED PARTY, FRIEND, NEIGHBOR   |
| 003             | 132006       | 9271         | 2/22/06          | \$343,000         | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 003             | 142006       | 9014         | 6/24/05          | \$158,414         | DOR RATIO; QCD; RELATED PARTY, FRIEND, NEIGHBOR    |
| 003             | 142006       | 9062         | 8/29/06          | \$403,000         | RELOCATION - SALE TO SERVICE                       |
| 003             | 156590       | 0290         | 6/4/04           | \$215,000         | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 003             | 156590       | 0340         | 4/20/04          | \$237,500         | RELOCATION - SALE TO SERVICE                       |
| 003             | 156590       | 0370         | 1/26/05          | \$220,500         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX          |
| 003             | 164500       | 0330         | 4/18/05          | \$160,000         | NO MARKET EXPOSURE                                 |
| 003             | 164500       | 0560         | 12/16/05         | \$160,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 003             | 182007       | 9067         | 10/26/06         | \$480,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 003             | 191730       | 0155         | 2/20/04          | \$79,950          | DOR RATIO  |
| 003             | 191730       | 0165         | 12/2/05          | \$125,000         | IMP CHARACTERISTICS CHANGED SINCE SALE             |
| 003             | 191730       | 0295         | 6/21/04          | \$120,000         | DOR RATIO  |
| 003             | 191730       | 0365         | 10/20/04         | \$100,000         | DOR RATIO  |
| 003             | 191730       | 0366         | 10/20/04         | \$100,000         | DOR RATIO  |
| 003             | 192007       | 9050         | 3/15/04          | \$415,000         | NO MARKET EXPOSURE                                 |
| 003             | 192007       | 9110         | 4/9/04           | \$218,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 003             | 192007       | 9135         | 4/14/04          | \$329,900         | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 003             | 230970       | 0020         | 12/22/06         | \$358,510         | DOR RATIO; PREVIMP<=25K                            |
| 003             | 230970       | 0030         | 12/13/06         | \$350,205         | DOR RATIO; PREVIMP<=25K                            |
| 003             | 230970       | 0040         | 12/6/06          | \$349,620         | NO MARKET EXPOSURE; PERCENT COMPLETE               |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                      |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 003             | 230970       | 0070         | 12/22/06         | \$366,000         | DOR RATIO;PREVIMP<=25K                               |
| 003             | 230970       | 0090         | 12/11/06         | \$335,580         | PREVIMP<=25K   |
| 003             | 230970       | 0150         | 12/22/06         | \$345,000         | PREVIMP<=25K   |
| 003             | 232006       | 9010         | 2/16/05          | \$55,033          | DOR RATIO  |
| 003             | 232006       | 9020         | 8/30/05          | \$1,500,000       | DOR RATIO  |
| 003             | 232006       | 9078         | 11/19/04         | \$75,000          | DOR RATIO;RELATED PARTY,FRIEND,NGHBR;% COMP          |
| 003             | 232006       | 9109         | 10/11/05         | \$700,000         | NO MARKET EXPOSURE                                   |
| 003             | 232006       | 9113         | 5/5/06           | \$395,000         | NO MARKET EXPOSURE                                   |
| 003             | 232006       | 9128         | 3/5/04           | \$330,000         | NO MARKET EXPOSURE; BUILDER/DEVELOPER SALE           |
| 003             | 232006       | 9148         | 5/12/04          | \$177,000         | IMP CHARACTERISTICS CHANGED SINCE SALE               |
| 003             | 232006       | 9158         | 7/25/06          | \$225,000         | NO MARKET EXPOSURE                                   |
| 003             | 232006       | 9206         | 8/17/04          | \$188,000         | IMP CHARACTERISTICS CHANGED SINCE SALE               |
| 003             | 232006       | 9272         | 2/10/06          | \$309,100         | EXEMPT FROM EXCISE TAX                               |
| 003             | 232006       | 9368         | 6/4/04           | \$34,000          | DOR RATIO; PREVIMP<=25K; NON-REP SALE                |
| 003             | 232006       | 9368         | 8/8/06           | \$178,500         | PREVIMP<=25K   |
| 003             | 236600       | 0040         | 4/18/06          | \$278,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 003             | 237280       | 0055         | 11/7/05          | \$265,000         | IMP CHARACTERISTICS CHANGED SINCE SALE               |
| 003             | 237280       | 0055         | 12/19/05         | \$355,000         | NO MARKET EXPOSURE                                   |
| 003             | 237280       | 0150         | 3/23/04          | \$267,500         | PARTIAL INTEREST (1/3, 1/2, Etc.); MULTI-PARCEL SALE |
| 003             | 242006       | 9014         | 8/8/05           | \$450,000         | IMP COUNT;IMP. CHAR CHANGED SINCE SALE               |
| 003             | 242006       | 9041         | 10/5/04          | \$131,000         | IMP CHARACTERISTICS CHANGED SINCE SALE               |
| 003             | 242006       | 9044         | 1/9/06           | \$650,000         | NO MARKET EXPOSURE                                   |
| 003             | 242006       | 9204         | 5/30/06          | \$250,000         | IMP COUNT  |
| 003             | 242006       | 9204         | 12/2/05          | \$180,000         | IMP COUNT;IMP. CHAR CHANGED SINCE SALE               |
| 003             | 242006       | 9220         | 10/5/05          | \$71,150          | DOR RATIO;QCD;RELATED PARTY,FRIEND,NEIGHBOR          |
| 003             | 242006       | 9250         | 4/5/05           | \$54,562          | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST          |
| 003             | 242006       | 9272         | 3/22/04          | \$123,000         | NO MARKET EXPOSURE                                   |
| 003             | 242006       | 9290         | 11/30/06         | \$327,500         | NO MARKET EXPOSURE                                   |
| 003             | 242006       | 9342         | 8/3/04           | \$165,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 003             | 242006       | 9412         | 9/15/05          | \$385,000         | ACTIVE PERMIT BEFORE SALE>25K                        |
| 003             | 242006       | 9446         | 2/20/04          | \$81,090          | DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE          |
| 003             | 242006       | 9471         | 11/24/04         | \$87,500          | DOR RATIO  |
| 003             | 248210       | 0090         | 3/22/06          | \$406,000         | UNFINISHED AREA                                      |
| 003             | 252006       | 9007         | 10/27/04         | \$710,000         | OPEN SPACE CONTINUED/OK'D AFTER SALE                 |
| 003             | 252006       | 9041         | 5/24/04          | \$131,500         | EXEMPT FROM EXCISE TAX                               |
| 003             | 252006       | 9060         | 5/19/05          | \$329,900         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 003             | 252006       | 9106         | 6/6/05           | \$420,000         | IMP COUNT  |
| 003             | 257191       | 0390         | 3/5/04           | \$85,624          | DOR RATIO;QCD;RELATED PARTY,FRIEND,NEIGHBOR          |
| 003             | 261700       | 0020         | 12/13/05         | \$106,517         | QUIT CLAIM DEED;RELATED PARTY,FRIEND,NEIGHBOR        |
| 003             | 262006       | 9006         | 4/28/06          | \$400,000         | NO MARKET EXPOSURE                                   |
| 003             | 262006       | 9007         | 10/26/06         | \$1,295,000       | BUILDER OR DEVELOPER SALE                            |
| 003             | 262006       | 9057         | 11/7/06          | \$243,994         | CURRENT CHAR DO NOT MATCH SALE CHAR                  |
| 003             | 262006       | 9101         | 5/11/05          | \$192,250         | ESTATE ADMIN;RELATED PARTY,FRIEND, NEIGHBOR          |
| 003             | 262006       | 9109         | 2/24/04          | \$123,600         | NO MARKET EXPOSURE                                   |
| 003             | 262006       | 9119         | 5/5/04           | \$300,000         | RELATED PARTY, FRIEND, OR NEIGHBOR                   |

**Improved Sales Removed from this Annual Update Analysis**

**Area 41**

**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                               |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 003             | 293810       | 0005         | 1/6/05           | \$147,855         | NO MARKET EXPOSURE                            |
| 003             | 293810       | 0045         | 5/5/04           | \$210,000         | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003             | 293820       | 0100         | 8/14/06          | \$150,000         | QUIT CLAIM DEED                               |
| 003             | 325750       | 0030         | 1/20/06          | \$112,946         | DOR RATIO;QUIT CLAIM DEED                     |
| 003             | 325750       | 0070         | 1/14/04          | \$195,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003             | 332650       | 0006         | 4/29/05          | \$324,500         | NO MARKET EXPOSURE                            |
| 003             | 332650       | 0080         | 11/27/06         | \$335,000         | NO MARKET EXPOSURE                            |
| 003             | 370190       | 0060         | 3/18/04          | \$122,000         | IMP CHARACTERISTICS CHANGED SINCE SALE        |
| 003             | 370190       | 0111         | 12/19/05         | \$183,950         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003             | 542281       | 0170         | 6/24/05          | \$367,500         | RELOCATION - SALE TO SERVICE                  |
| 003             | 542282       | 0010         | 3/17/04          | \$495,000         | NON-REPRESENTATIVE SALE                       |
| 003             | 543780       | 0250         | 12/14/05         | \$229,950         | RELOCATION - SALE TO SERVICE                  |
| 003             | 543782       | 0100         | 1/8/04           | \$159,000         | NO MARKET EXPOSURE                            |
| 003             | 559590       | 0015         | 10/27/05         | \$300,000         | NO MARKET EXPOSURE                            |
| 003             | 559590       | 0060         | 6/16/05          | \$130,000         | DOR RATIO                                     |
| 003             | 559590       | 0125         | 5/26/05          | \$121,000         | NO MARKET EXPOSURE                            |
| 003             | 559590       | 0190         | 6/1/05           | \$200,000         | OBSOLESCENCE                                  |
| 003             | 559590       | 0410         | 2/24/05          | \$290,000         | IMP COUNT                                     |
| 003             | 560200       | 0050         | 7/7/04           | \$167,500         | NO MARKET EXPOSURE                            |
| 003             | 560200       | 0255         | 11/9/05          | \$78,541          | DOR RATIO                                     |
| 003             | 560200       | 0285         | 8/28/06          | \$273,000         | UNFINISHED AREA                               |
| 003             | 561510       | 0037         | 3/24/06          | \$150,000         | QUIT CLAIM DEED;RELATED PARTY,FRIEND,NEIGHBOR |
| 003             | 561510       | 0215         | 5/24/06          | \$133,225         | DOR RATIO;PART INTEREST;RELATED PARTY/FRIEND  |
| 003             | 570238       | 0340         | 11/5/04          | \$178,029         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX     |
| 003             | 570650       | 0025         | 7/13/04          | \$79,673          | DOR RATIO                                     |
| 003             | 570650       | 0045         | 12/5/06          | \$235,000         | NO MARKET EXPOSURE                            |
| 003             | 601850       | 0005         | 9/27/04          | \$171,500         | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003             | 601850       | 0065         | 4/27/04          | \$185,000         | NO MARKET EXPOSURE                            |
| 003             | 601850       | 0075         | 5/2/06           | \$100,000         | PREVIMP<=25K                                  |
| 003             | 601850       | 0090         | 8/24/06          | \$215,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003             | 601850       | 0215         | 5/3/05           | \$185,000         | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003             | 680220       | 0380         | 12/21/04         | \$204,900         | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 003             | 680221       | 0010         | 8/29/06          | \$7,000           | DOR RATIO; CORRECTION DEED                    |
| 003             | 713820       | 0160         | 5/24/04          | \$104,616         | DOR RATIO;QCD;RELATED PARTY,FRIEND,NEIGHBOR   |
| 003             | 713820       | 0180         | 8/13/04          | \$207,600         | QUESTIONABLE PER SALES IDENTIFICATION         |
| 003             | 713820       | 0390         | 6/23/06          | \$232,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003             | 713820       | 0440         | 1/10/06          | \$289,950         | RELOCATION - SALE TO SERVICE                  |
| 003             | 713821       | 0280         | 8/29/06          | \$115,000         | DOR RATIO;QUIT CLAIM DEED                     |
| 003             | 771010       | 0121         | 4/25/06          | \$160,000         | NO MARKET EXPOSURE                            |
| 003             | 771010       | 0141         | 7/7/06           | \$285,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003             | 771010       | 0202         | 2/16/06          | \$101,000         | NO MARKET EXPOSURE                            |
| 003             | 779200       | 0050         | 3/27/06          | \$80,000          | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST   |
| 003             | 782370       | 0060         | 10/27/06         | \$325,000         | CURRENT CHAR DO NOT MATCH SALE CHAR           |
| 003             | 782370       | 0075         | 11/18/04         | \$85,943          | DOR RATIO                                     |
| 003             | 800610       | 0410         | 3/1/04           | \$151,025         | QUIT CLAIM DEED;RELATED PARTY,FRIEND,NEIGHBOR |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 41**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 003             | 802920       | 0125         | 10/7/04          | \$96,000          | NON-REPRESENTATIVE SALE                     |
| 003             | 802920       | 0370         | 11/16/04         | \$205,000         | IMP CHARACTERISTICS CHANGED SINCE SALE      |
| 003             | 802920       | 0380         | 1/27/05          | \$215,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003             | 809160       | 0360         | 8/31/05          | \$159,000         | DIAGNOSTIC OUTLIER                          |
| 003             | 809160       | 0360         | 4/10/06          | \$130,000         | QUIT CLAIM DEED                             |
| 003             | 855680       | 0030         | 2/8/05           | \$489,950         | NON-REPRESENTATIVE SALE                     |
| 003             | 855680       | 0110         | 11/17/04         | \$324,500         | NON-REPRESENTATIVE SALE                     |
| 003             | 855680       | 0160         | 9/21/04          | \$115,000         | DOR RATIO                                   |
| 003             | 855680       | 0210         | 2/7/05           | \$484,000         | NON-REPRESENTATIVE SALE                     |
| 003             | 855680       | 0220         | 10/12/04         | \$437,000         | NON-REPRESENTATIVE SALE                     |
| 003             | 855680       | 0250         | 4/21/05          | \$95,000          | DOR RATIO                                   |
| 003             | 981570       | 0080         | 1/26/04          | \$131,066         | FORCED SALE; EXEMPT FROM EXCISE TAX         |
| 003             | 981570       | 0080         | 4/1/04           | \$128,027         | GOVERNMENT AGENCY                           |

***Vacant Sales Used in this Annual Update Analysis***  
**Area 41**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 3               | 142006       | 9144         | 08/09/2005       | \$155,000         | 83200           | N           | N                  |
| 3               | 192007       | 9007         | 10/07/2004       | \$225,800         | 1319432         | Y           | N                  |
| 3               | 232006       | 9383         | 06/12/2006       | \$155,000         | 13171           | N           | N                  |
| 3               | 252006       | 9145         | 08/05/2005       | \$86,668          | 10220           | N           | N                  |
| 3               | 542282       | 0060         | 03/11/2004       | \$110,000         | 9240            | N           | N                  |
| 3               | 981470       | 0146         | 09/29/2006       | \$110,000         | 3001            | N           | N                  |

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 41**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                            |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 3               | 132006       | 9051         | 03/31/2005       | \$63,000          | NO MARKET EXPOSURE                         |
| 3               | 132006       | 9108         | 04/11/2005       | \$40,500          | MAY BE NON-PERC;SEWER NOT AVAILABLE        |
| 3               | 132006       | 9252         | 06/14/2004       | \$90,000          | RELATED PARTY, FRIEND, OR NEIGHBOR         |
| 3               | 142006       | 9037         | 09/17/2006       | \$26,500          | QUIT CLAIM DEED                            |
| 3               | 142006       | 9051         | 10/06/2005       | \$17,500          | NON-REPRESENTATIVE SALE                    |
| 3               | 142006       | 9052         | 10/31/2005       | \$15,000          | NON-REPRESENTATIVE SALE                    |
| 3               | 142006       | 9099         | 05/10/2005       | \$140,000         | GOVERNMENT AGENCY; MULTI-PARCEL SALE       |
| 3               | 142006       | 9108         | 12/15/2004       | \$115,000         | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX  |
| 3               | 142006       | 9144         | 12/19/2005       | \$172,500         | RELATED PARTY, FRIEND, OR NEIGHBOR         |
| 3               | 192007       | 9001         | 01/05/2006       | \$100,000         | PRICE INCL SEPTIC DESIGN,WATER, LOT GRADED |
| 3               | 192007       | 9111         | 01/20/2004       | \$35,000          | NON-REPRESENTATIVE SALE;                   |
| 3               | 246880       | 0240         | 04/05/2004       | \$5,500           | NO MARKET EXPOSURE                         |
| 3               | 302007       | 9099         | 06/13/2006       | \$217,000         | PRICE INCL SEPTIC DESIGN,SURVEYS,& PERMITS |
| 3               | 542282       | 0070         | 01/08/2004       | \$80,000          | BANKRUPTCY; NO MARKET EXPOSURE             |
| 3               | 771010       | 0041         | 10/06/2006       | \$75,000          | NO MARKET EXPOSURE                         |
| 3               | 855680       | 0120         | 12/13/2004       | \$154,850         | QUIT CLAIM DEED; PARTIAL INTEREST          |
| 3               | 855680       | 0120         | 11/17/2004       | \$162,250         | RELATED PARTY, FRIEND, OR NEIGHBOR         |

